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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 459381fea3fa3f54060a

Receipt Date : 31-Jan-2025 11:58:20 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202500013687

Office Name : SRO - Ranchi Urban2

Document Type : Development Agreement

Payee Name : PRADIP KUMAR (Vendee)

GRN Number : 2500514714



नियम 21 के अधीन ग्राहक भारतीय स्टाम्प अधिनियम, 1899 की अनुसूची 1 या 1 क्रम सं०.....S.....के

अधीन यथावत स्टाम्प-सहित (या स्टाम्प शुल्क से विमुख या स्टाम्प शुल्क अपेक्षित नहीं)

31.1.25

Bishwajit
02000

अवर निबंधक,
शहरी क्षेत्र-2, (डोरण्डा) प्रखण्ड

31/01/25

31.01.2025

Balmiki Sahu
DSR, URBAN-2
DORANDA, RANCHI

MAASHYANA STAR DEVELOPERS PVT. LTD.

Pradip Kumar
31/01/2025
Director

Raj Kumar
31.1.25

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।

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on the 31st day of January, 2025

BETWEEN

Mr. RAHUL KUMAR (DOB 07.05.1989) son of Sri Prasad Narayan Sharma, grandson of Late Triloki Sharma, by faith Hindu, by caste General (Excluded by CNT-ACT - 1908) by occupation business having **PAN No. BERPK9232C & AADHAAR No. XXXX XXXX 6220 (Mobile No. 9608002231)** resident of Road No. 2, Nav Pallaw School, Vikas Nagar, Hesag, P.O. Hatia, P.S. Jagarnathpur, Ranchi - 834003, Jharkhand, (herein after called the "**OWNER**") (which expression shall, unless excluded by the subject or context below, mean and include their respective heirs, successors, legal representatives, executors and administrators) of the

ONE PART

Rahul Kumar
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AASHYANA STAR DEVELOPERS PVT. LTD.
Ravindra Kumar
31/01/2025
Director

806390/- प्रति (B).
सुदांक 100/-
0230. फादा बरिखा फेस
के मिलाकर।
(B)
31.1.25

प्रतिबंधित सूची से मिलान
किया दस्तावेज प्रतिबंधित
सूची से मुक्त है।
(B)
31.1.25

विभागीय अधिकारियों को
195 टों दि. 19.2.16 को
अनुमति दे दिया गया है।
(B)
31.1.25



Rahul Kumar
31.1.25



श्री. राहुल कुमार
पिता प्रसन्न कुमार निवास स्थान
बेलगाँव जाति
अवकाश लेखकारी दायित्व श. अ. निबंधक
द्वारा प्रमाणित पुस्तक नामा
नं. 10 के अर्जित लघु कारियों या
दावेदारों में से एक श्री. राहुल कुमार के प्रतिकर्ता है
ता. 01.01.2025 के पूर्वाह्न. 10:30 या
मे निबंधन के लिए पेश किया।

अवर निबंधन रांची
शहरी क्षेत्र-2, (डोरान्डा)
31.01.2025
Balmiki Sabu
DSR, URBAN-2
DORANDA, RANCHI

Director

2025 JAN 31 10:30 AM

AND

M/s AASHIYANA STAR DEVELOPERS PRIVATE LIMITED,
(PAN No. AAXCA8097P) a company incorporated and
registered under the Indian Companies Act 1956, having
registration number **U45204JH2022PTC019486** and having
its registered office at Jivan Lok Gali No. 1, Pulkit Bhawan, First
Floor, Shukla Colony, Hinoo, Ranchi - 834002, through its
Director **PRADIP KUMAR (DOB - 10.01.1986)** son of Sri
Anandi Prasad, grandson of Late Ram Chandra Sahu, by faith
Hindu, by caste General (Excluded by CNT-ACT - 1908), by
occupation business having **PAN No. BASPK8480P &**
AADHAAR No. (XXXX XXXX 8358) resident of Flat No. 303,
Vrindavan Apartment, Choriya Toli, Latma Road, Hesag, Ranchi
- 834003 (**Mobile No. 7766003642**), herein after called the
"PROMOTER - DEVELOPER" (which expression shall mean
and includes its successors-in-interests and assigns) of the
SECOND PART

Land History

WHEREAS the VENDOR is the sole owner and in peaceful
possession of lands having Rayati Right, being R.S. Plot No. 835
and others plots of Khata No. 38 in Village Tupudana, Thana
no. 267, Thana Ranchi (now Dhurwa), District Ranchi is
originally recorded in the name of Pouwana Prasad Marwari son
of Kanhai Lal Marwari and Ram Chandar Sahu son of Chamra
Sahu as Kayami.

AND WHEREAS, after partitioned between Khatiyani Raiyat,
aforesaid land of R.S. Plot no. 835 came in possession of Ram
Chandar Sahu and put him in peaceful possession of the same.

AND WHEREAS Ram Chandar Sahu died leaving behind his
only one son namely Kishori Sahu, and Kishori Sahu also died
leaving behind his two sons namely Manoj Kumar Gupta and
Mukesh Gupta.

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Director

AND WHEREAS Manoj Kumar Gupta and Mukesh Gupta inheritors of Khatiyani Raiyat sold the 13 decimals of land land in plot no. 835 under khata no. 38, khewat no. 3 of Village Tupudana, Thana no. 267, Thana Ranchi (now Dhurwa), to the **OWNER** Rahul Kumar by virtue of registered of sale dated 13.06.2022 vide registered documents No. **2022/RANU2/1266/BK1/1162** in **BK1** Volume No. 124 Pages 223 to 280 at office of SRO – Ranchi Urban -2

AND WHEREAS after purchasing the aforesaid land, Mr. Rahul Kumar got his name mutated through the Circle Officer, Namkum, Ranchi vide Mutation Case No. **7881R27** of **2022-23** and paying rent to the State up to 2024-25 vide Receipt No. **0463097285** dated **17.08.2024**, which is entered in Volume **26**, Page No. **29** in Register II of Circle Officer, Namkum Anchal, Ranchi.

AND WHEREAS Mr. Rahuk Kumar has also got his name mutated in respect of the schedule property in the office of Ranchi Municipal Corporation being holding number 0550002786000Z0 (New holding number **0550009592007Z0**, ward number 55 New Ward No. **55** and has been paying rent and taxes in his own name and continues having peaceful there as an absolute owner.

AND WHEREAS, Mr. Rahul Kumar OWNER of Plot no. 835 under Khata No. 38 (measuring 13 decimals) decided to develop his property the LANDOWNER has represented that he is absolutely seized and possessed of and otherwise well and sufficiently entitled to the LAND PROPERTY described in SCHEDULE – A.

AND WHEREAS in the facts and circumstances as aforesaid the LANDOWNER is interested in getting a multi-story residential building developed and constructed on Schedule land and to acquire 43% of the FAR sanctioned for construction of the building mentioned herein below as Land Owner's

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Allocation, as absolute owners as consideration in exchange for the full and final value of the Schedule land /property.

AND WHEREAS the map of the proposed apartment "TIRUPATI ENCLAVE" is already sanctioned by Ranchi Municipal Corporation, Ranchi (RMC) vide **B.C. Case No. RMC/BP/0685/W53/2024 dated 29.12.2024.**

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

ARTICLE-I DEFINITIONS

- 1.1. **OWNER** shall mean **Mr. RAHUL KUMAR** and his executors, administrators, representatives, heirs, successors.
- 1.2. **DEVELOPER** shall mean the said **M/s AASHIYANA STAR DEVELOPERS PRIVATE LIMITED** and their successor in interest and assigns.
- 1.3. **LAND PROPERTY-** shall mean all that piece and parcel of land together with house standing thereon being more particularly described in **SCHEDULE "A"**.
- 1.4. **BUILDING-** shall mean the residential multi-storied building to be constructed on the LAND PROPERTY in accordance with the plan to be sanctioned by the RANCHI MUNICIPAL CORPORATION, RANCHI (RMC) as applicable.
- 1.5. **FLAT-** shall mean super built up area and covered space consisting of bedrooms, living rooms, bathroom, kitchen, balcony/verandah etc. more particularly described in SCHEDULE B and C with common super built up area.
- 1.6. **PARKING SPACE -** It shall mean any place in covered area reserved for parking of motor car more particularly described in **SCHEDULE B and C.**

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- 1.7 **COMMON FACILITIES** - Common facilities and amenities shall include corridors, hall ways, stairways, passage ways, lifts, generator, drive ways, 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 the roof and terrace of the building more particularly described in **FIRST SCHEDULE**.
- 1.8 **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 and land property more particularly described in **THIRD SCHEDULE**.
- 1.9 **SALEABLE SPACE** - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10 **OWNER' ALLOCATION** - It shall be the constructed area in form of flats (more particularly described in **schedule B**) in the aforesaid building as per specifications along with similar numbers of parking space as mentioned in **SCHEDULE B** and proportionate share in land and common facilities and amenities and right to uses thereof and agreed upon by the **OWNER**.
- 1.11 **DEVELOPER'S ALLOCATION** - It shall mean the total constructed area in the aforesaid building in form of flats together with the right title interest in common facilities

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and amenities including the right to the use thereof and also the car parking space available at the said premises as mentioned in **Schedule C** after providing for **OWNER'** allocation.

1.12 **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 multi-storeyed building to purchaser thereof although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactments.

1.13 **TRANSFeree** - It shall include any natural or juristic person like Company, Association or persons competent to enter into contracts and to whom any space in the building has been transferred.

1.14.1 **SUPERBUILTUP AREA** shall mean and include the carpet area of flat, wall area, verandah/balcony/cupboard area, the proportionate area of staircase, guardroom and generator room if any.

1.14.2 **CARPET AREA** shall mean and include the carpet area as per definition provided by Real Estate (Regulation and Development) Act 2016 which includes internal walls, toilets etc but excludes exterior wall and balconies.

1.15 Words importing singular shall include plural and vice versa.

1.16 Words importing masculine gender shall include feminine and neuter genders. Likewise, words importing feminine genders shall include masculine and neuter genders and words importing neuter gender shall include masculine and feminine genders.

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Director

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ARTICLE-II- COMMENCEMENT

This Agreement shall be deemed to have commenced with immediate effect from the date of execution of this agreement by the parties.

ARTICLE-III - THE SCHEME

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

1. The Developer, the Second party shall develop, construct after getting approval from **Ranchi Municipal Corporation, Ranchi** a **multi-storied residential complex** containing ground plus four floors along with all common facilities including bore wells, generator, lifts, water sump etc. at his own cost and expenses, on the scheduled land as described in **SCHEDULE A**.
2. The **DEVELOPER** will invite and select purchasers (s) agreeing to acquire on an ownership basis flat/flat in the building on the land property more specified in the **Schedule A. DEVELOPER** would construct flats along with other common parts, common amenities and common facilities appertaining to the same.
3. The **DEVELOPER** shall, if it feels necessary, be entitled to nominate any such intending purchaser to the **OWNER** with whom the **DEVELOPER** would have entered into a formal agreement. The Intending purchaser as the nominee of the **DEVELOPER** shall enter into an agreement of sale with the **OWNER** or their authorized attorney for purchase of an undivided proportionate share of LAND PROPERTY. In the agreement of sale will be prepared, inspected and approved by the **DEVELOPER** who may join as a confirming party. It shall be obligatory for the **OWNER** to enter into such

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Rishi Kumar
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agreement with an intending purchaser who is nominee of the **DEVELOPER**. All expenses, taxes duties, liabilities on this shall be to the Developer's amount.

4. After the delivery of the possession of the flats in the aforesaid building by the **DEVELOPER** to the **OWNER** they shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat **OWNERS** as provided in the **DEVELOPMENT** Agreement or otherwise.
5. Upon handing over of possession of flats to the **OWNER**, it shall be their joint and several responsibilities to pay to the **DEVELOPER** the proportionate share of common expenses of all taxes, outgoing and other charges specified in the Third Schedule hereunder written from and after the date of said flat become ready for occupation till the **DEVELOPER** hands over possession and management of the common parts to any society or association to be formed for the purpose.
6. It shall be the work of the **DEVELOPER** to make the LAND PROPERTY ready and suitable for development at its own cost and any material or thing retrieved or anyway recovered in the process shall be property of the **DEVELOPER**.
7. Name of the multi-storied residential complex proposed shall be to be constructed, shall be "**TIRUPATI ENCLAVE**".
8. The right of the roof area of the proposed complex shall be equal for all the flat owners/Purchasers/allotted of the proposed complex.

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ARTICLE - IV: DEVELOPER RIGHT

1. The **OWNER** hereby grants subject to what have been hereinafter provided, the exclusive right to the **DEVELOPER** to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and/or transfer his (**Developer's**) allocation in the complex and/or construction in accordance with the plan to be sanctioned by the Ranchi Regional Development Authority by the **DEVELOPER**. The developer shall be responsible for all expenses and liabilities during development and construction of the proposed multi-storied building.
2. The **DEVELOPER** shall be entitled to modify or alter the plan and to submit the same to the RMC in the name of the **OWNER** or as may be required under RMC rules at its own costs and **DEVELOPER** shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for obtaining the sanction of the RMC and for the construction of the building on the LAND PROPERTY provided however that the **DEVELOPER** shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the **DEVELOPER**.

ARTICLE -V : APARTMENT CONSIDERATION

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

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- a) At its own costs to obtain all necessary permissions and/or approvals and/or consents.
- b) To pay all costs of supervision 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 OWNER'S allocation').
- e) To give possession of the OWNER'S allocation within 30 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 **DEVELOPER**.
- g) To indemnify the **OWNER** and to always keep them 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 **DEVELOPER** or not 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.

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

ARTICLE VI -LANDOWNER'S ALLOCATION

It shall be in the form of such **residential flats** along with parking space as per specification mentioned in Second Schedule and agreed upon between the parties

LAND OWNER share 43% from total construction of super built up area

Total constructed Super Built up Area - 16883.20 Sqft

Land Owner's Share 43% - 7250 Sqft

Adjustment amount of Rs. 5,00,000/- (Five Lakh) will be adjust @ of 1800/- per sqft = 5,00,000/- divided by 1950 = 256 sqft.

Land Owner's Share 7250 sqft - 256 sqft = 6994 sqft

Flat No.	Built up area in sqft	Super built up area in sqft	Proportionate Share of land	Floor	Direction
B - 1	1158	1448	485.54	First	South
C - 1	1358	1698	569.66	First	South
C - 4	1358	1698	569.66	Fourth	South
A - 1	859	1073	360.18	First	North
A - 4	859	1073	360.18	Fourth	North

Differential area of **Land Owner's** share 6994 sqft - 6990 sqft = -4 sqft

Differential amount in super-built-up area to be paid by **Land Owner** to the **DEVELOPER** as follows: -

4 sqft @ Rs. 1,950/sqft

4 sqft X 1,950 = Rs. 7,800/-

Total amount of Rupees 7,800/- (Rupees Seven Thousand Eight Hundred) only to be paid by the **Land Owner** to the **DEVELOPER**)

KASHIYANA STAR DEVELOPERS PVT. LTD.

Pradipt Kumar
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Director

All the flats will be with car parking spaces in the Ground Floor

2. It is agreed between the parties that the **OWNER** shall have no interest in the land or the building except the flats more particularly described in Schedule "B". It is clearly understood that all the cost including the cost of the flats, proportionate share of land or any other cost shall be paid to the **DEVELOPER** by the purchasers of the flats although the sale deed shall be executed by the **OWNER** in favour of the purchasers who shall be nominee or nominees of the **DEVELOPER**.

3. Save and except in respect of OWNER' allocation in form of right over flat/flats the easements, quasi easements, benefits, privileges and advantages (more particularly described in Fifth Schedule) in common to be conferred in favour of the **OWNER**, the **OWNER** shall not have any claim or right of any nature in other flat, floor spaces and area of the said property and/or the said building adjoining above or beneath of his flat/flats.

4. 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 will be done between the **OWNER** and **DEVELOPER** as per provisions of this agreement only.

ARTICLE - VII: DEVELOPER'S ALLOCATION

In consideration of the above, the **DEVELOPER** shall be entitled to the saleable space in the building to be constructed at the land property together with the proportionate undivided share of the said land and also together with the proportionate undivided share in the common parts and facilities and other service area in the said building after providing to OWNERS' allocation as provided in Article - VI herein above .**The details of the residential flats in Developer's Allocation** are as follows :-

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Flat No.	Built up area in sqft	Super built up area in sqft	Proportionate Share of land	Floor	Direction
A - 2	859	1073	360.18	Second	North
A - 3	859	1073	360.18	Third	North
B - 2	1158	1448	485.85	Second	South
B - 3	1158	1448	485.85	Third	South
B - 4	1158	1448	485.85	Fourth	South
C - 2	1358	1698	569.66	Second	South
C - 3	1358	1698	569.66	Third	South

All the flats will be with car parking spaces in the Ground Floor

The **DEVELOPER** and / or the intending purchasers of flats in DEVELOPERS allocation shall be entitled to mortgage charge or to deal with the **DEVELOPER** allocation only and the right title interest under this agreement:-

ARTICLE - VIII : FORCE MAJEURE

1. The **DEVELOPER** shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations is prevented by the existence of the force Majeure and shall be suspended from the obligation during the duration of the force majeure
2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, and/or any other act or omission beyond the control of the **DEVELOPER**.

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31/10/2025
Director

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ARTICLE -IX : MISCELLANEOUS

1. The **LANDOWNER** and the **DEVELOPER** have entered into this agreement purely on contractual basis **AND THIS AGREEMENT IS IN THE NATURE OF COLABORATION AGREEMENT** between the **DEVELOPER and the Land Owner** for mutual benefit and Good Faith.
2. It is understood that from time to time to facilitate the construction of the building by the **DEVELOPER** and transfer of flats/car parking space various deeds matters and things not herein specified may be required to be done by the **DEVELOPER** and for which the **DEVELOPER** 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 undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the **LANDOWNER** 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 **DEVELOPER** and its nominee so that there may not be any delay or difficulty because of absence or any other incapacitating cause on the part of **OWNER** and this Power of Attorney shall entitle **DEVELOPER** to directly receive consideration amount for the sale of flats of **DEVELOPER'S ALLOCATION** in its account.

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3. Any notice required to be given by the **DEVELOPER** shall without prejudice to any other mode of service available be deemed to have been served on the **OWNER** if delivered by hand to any of them and duly acknowledged or sent by pre-paid registered post with acknowledgement due and shall likewise be deemed to have been served on the **DEVELOPER** if delivered by hand or sent by pre-paid registered post to the Registered Office of the **DEVELOPER** or email sent to **pradipgupta777@gmail.com**.
4. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the **OWNER** of the land property or any part thereof to the **DEVELOPER** or as creating any right title or interest in respect thereof in the **DEVELOPER** other than an exclusive license to the **DEVELOPER** to commercially exploit the same in terms hereof Provided, however, that the **DEVELOPER** shall be entitled to borrow money from any bank or banks or other financial institutions on **DEVELOPER'S ALLOCATION** only.
5. As and from the date of possession of the flat/flats the **DEVELOPER** and/or its transferees and the **LANDOWNER** and/or his transferees shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.
6. There is no registered agreement regarding the development or sale of the said premises and that all other arrangements if any, prior to this agreement have been cancelled and are being superseded by this agreement.
7. The **LANDOWNER** assure and guarantees that the Land Property is free from any encumbrance, attachment,

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Pradip Kumar
31/01/2025

Director

Rishi Kumar
31.1.25

charge, claim or demand whatsoever by or from anyone whosoever and has absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the **DEVELOPER** and that the **LANDOWNER** will not only compensate all and whatsoever loss or damage that may be suffered by the **DEVELOPER** because of any defect and/or deficiency in Owner' title and/or possession of the Land Property but shall also be penalty liable for causing wrongful loss to the **DEVELOPER** and wrongful gain to himself by misrepresentation.

8. It is clearly agreed between the parties that in the sale deed executed by the **LANDOWNER** in favour of **DEVELOPER** or his nominee/nominees all the consideration amount for the **DEVELOPER's** share flat/flats shall be actually paid to the **DEVELOPER**.
9. It shall be obligatory on the part of the **LANDOWNER** to become member of the flat OWNER association or society formed by the members staying in the said building and this association of the flat space/parking **LANDOWNER** will repair and maintain the property of his allocation and shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property. The expenses accrued on all this accounts or any other account relating to the said land property and the building shall be payable by all the flat owner. The flat Owner's association shall be apex body relating to interest of all the flat owner and shall work for the peaceful living of all members.
10. The **LANDOWNER** will, from the date of taking possession, maintain the said flats at their own cost in a good and tenantable condition and shall not do or cause to do anything in or to the said building or part thereof

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Rishi Kumar
Rishi Kumar
31/01/2025
Director 31.1.25

which may be against the bylaws of local authority or any of the statutory bodies of which may cause hardship to other co occupants nor shall the **LANDOWNER** alter or make additions in or above the said building/flat or part thereof.

11. The building shall be completed within 36 months from the approval of map by competent authority (subjected to the force majeure clause above. However, delays in account of slow payments from the intending purchasers may delay the finish of complete building but the **OWNER'S ALLOCATION** will be handed over in the prescribed time limit only. The **LANDOWNER** will not have any claims from the **DEVELOPER** if the final finish is delayed due to delay in payment by the intending purchasers of the flat.
12. The municipal taxes, land revenue and electricity etc. will be borne by the **DEVELOPER** from the date of vacation of the existing house by the **LANDOWNER** till the possession of Owner's flats is given.
13. The **LANDOWNER** further agreed to pay all the relevant taxes i.e. Property Tax, Service Tax, Income Tax, GST and other Taxes as applicable by the Governing authority/authorities relating to the **LANDOWNER'S ALLOCATION**. GST on **LANDOWNER'S ALLOCATION** is to be paid by **LANDOWNER'S**. The **DEVELOPER** shall pay all the Taxes including those mentioned above relating to **DEVELOPER'S ALLOCATION**.
14. The **LANDOWNER** will have no objection in amalgamating his plot with the neighbours Plots. In such a case the allocation will be proportional to the land property owned by him.

AASHIYANA STAR DEVELOPERS PVT. LTD.

Pradi Kumar
31/10/2025

Director

Rishi Kumar
31.10.25

ARTICLE -X: LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the **OWNER** to defend all actions and proceedings in respect of the title and/or possession of the Land Property.
2. That this Development Agreement is being executed between the Land **OWNER**/First Party and **DEVELOPER**/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERSHIP Act 2011.
3. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for sale/Sale Deed/lease/Mortgage/ Gift with respect to flat/units of their respective shares in favour of prospective purchasers as mentioned in the Schedule B for LAND OWNERS allocation and Schedule-C for DEVELOPER/ PROMOTOR allocation of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.
4. The OWNERS assure and confirm to provide to the **DEVELOPER** any other document required in connection with the said land property within a reasonable time at their expenses.
5. This agreement is irrevocable and binding between the parties and both parties shall abide by all the terms and conditions mentioned herein.

AASHIYANA STAR DEVELOPERS PVT. LTD.

Rakesh Kumar
31/01/2025
Director
31.1.25

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

ARTICLE --XI: SETTLEMENT OF DISPUTES AND ARBITRATION

1. That if any dispute or differences arise out of these presents and/or any misrepresentation of the terms and conditions of these presents, then the same shall be referred to the decision of the Arbitrators one to be appointed by the **OWNER** and another by the **DEVELOPER**. The Arbitrators so appointed may jointly nominate a third arbitrator and then jointly act as arbitral Committee and their decision shall be final and binding on the parties. The arbitral proceedings shall be conducted and shall be governed by the Arbitration and Conciliation Act, 1996.
2. The place of Arbitration shall be at Ranchi.

The First Schedule above referred to: (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 drive ways excepting car parking areas if any.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Lifts, generators with all necessary fittings and connection meeting all relevant codes. Electrical wiring, meters and fixtures (excluding those as are installed for any particular flat).

AASHIYANA STAR DEVELOPERS PVT. LTD.

Pradyumn
31/01/2025
Director

← Rishi Kumar
31.1.25

6. Drainage, Sewerage and rain water pipelines, firefighting facilities.
7. Boundary including outer side walls of the said building and the main gate.
8. Such other common parts, areas, equipment, 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.

**The Second Schedule above referred to
:(SPECIFICATION)**

The specifications of the flats shall be as follows:		
1.	FOUNDATION	: R.C.C. Column and pedestal with anti-termite Treatment.
2.	STRUCTURE WALLS	: R.C.C. Columns/Beams/Slabs. 10" thick external and 5" thick internal partition fly ash brick masonry.
3.	WALL FINISH	: All external walls painted with cement based paint. All internal walls and ceiling will have Putty finish.
4.	FLOORS	: Vitrified tiles.
5.	DOORS	: wooden frame with flush/panel type Shutter of wood painted with synthetic enamel over a coat of primer. The door shall have standard fittings and fixtures.

AASHIYANA STAR DEVELOPERS PVT. LTD.

Pradip Kumar
 31/01/2025
 Director
Ravi Kumar
 31.1.25

6.	WINDOWS	:	Three track aluminium windows consisting of Two tracks of glass and one track of mosquito net.
7.	WATER ARRANGEMENT	:	Connection with deep tube well with overhead tank and connected by electric pump.
8.	TOILETS	:	Flooring in ceramic tiles and dado in ceramic Tiles Upto chowkhat height. Pipes for hot and cold water provided in all toilets, and kitchen.
9.	SANITARY FITTINGS	:	All C.P. or brass fittings of standard make. White glazed vitreous sanitary ware. Commode will be wall fitted and suitable Cistern for the same shall be provided.
10.	KITCHEN	:	Granite working platform with ceramic tiles Dado up to 30" height. One Granite shelf in all the flats below kitchen platform.
11.	ELECTRICAL	:	Concealed conduit copper wiring with Standard Fittings and fixtures (Tube lights, fans and other fixtures not provided)
12.	LIGHTNING ARRESTOR	:	Lightning Arrestor in the Building.
13.	RAIN WATER HARVESTING	:	Yes

AASHYANA STAR DEVELOPERS PVT. LTD.

Pradiy Kumar
31/01/2025
Director

Rohit Kumar

30/1/25

The Third 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.
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 outgoing 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.

AASHYANA STAR DEVELOPERS PVT. LTD.

Pradip Kumar
31/10/2025

Director

Rajesh Kumar
21.1.25

8. All such other expenses including printing & stationery also all expenses incurred in respect of any dispute with Ranchi Regional Development Authority, RMC or any other local authority, Government, insurance company or any other persons in relation to or be deemed by the **DEVELOPER** 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 Fourth Schedule above referred to :

1. The intending purchasers shall be entitled to all rights, privileges, vertical and lateral supports, easements, appendages and appurtenances whatsoever belonging to the said building or therewith usually held, used, occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the fifth schedule hereto.
2. The right of way in common as aforesaid in, to and upon all common passages, driveways, entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the purchaser or persons deriving title under the purchaser and/or his/her/their/its servants and employees invitees and/or customers to obstruct in any way by vehicle, deposit of materials, rubbish or any other thing, the free passage of other persons properly entitled to rights of way as aforesaid along with the common passages, driveways, and entrance as aforesaid.
3. The right of protection of the said flat by or from all other parts of the building and property so far as they protect the same.

AASHYANA STAR DEVELOPERS PVT. LTD.

Pradi Kumar
31/01/2025

Director

Rishi Kumar
31.1.25

4. The right of flow in common as aforesaid of electricity, water and waste or soil from lacing or cleaning any part or parts of the said flat so far as such rebuilding replacing, repairing or cleaning as aforesaid cannot be reasonably be carried out without such entry and in all such cases except in emergent situations upon giving 48 hrs. previous notice in writing of the purchaser's intention so to enter to the **DEVELOPERS**/Owners/co-purchaser/occupiers property entitled to the same.

The Fifth Schedule above referred to :

The under-mentioned rights, easements, quasi easements and privileges appertaining to the said flat shall be expected and be reserved up to the **DEVELOPER** and other co-purchasers and/or occupiers of other part or parts of the said building

1. The right of flow in common with the purchasers and other persons aforesaid of electricity, water, soil or waste from and to any part (other than the said flat) to the other part of the said building through pipes, drains, wires or conduits lying or being in under through or over the said flat and so far as may be reasonably necessary for the beneficial use occupation and enjoyment of other parts of the building.
2. The right of protection of other part/parts of the said building or all parts of the said flat as far as the same can or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in any manner to lessen or diminish any support enjoyed by other parts or part of the said building.

AASHIYANA STAR DEVELOPERS PVT. LTD.

Pradyip Kumar
31/01/2025

Director

Rajesh Kumar
31.1.25

4. The right with or without workmen and necessary material to enter from time to time upon the said flat for the purpose of rebuilding, repairing, cleaning or replacing so far as may be necessary such pipes, drains, wires and conduits as aforesaid provided always that save in case of emergency the **DEVELOPER**, co-purchaser and occupiers of other part or parts of the said building shall give to the intending purchaser at prior 48 hrs. written notice of its or their intention for such entry as aforesaid.

SCHEDULE "A" (LAND PROPERTY)

All that piece and parcel of land property situated at Village Tupudana, being Portion of R.S. Plot no. 835 measuring 13 decimals (more or less) donated as Municipal Holding No. **0550009592007Z0** under Municipal Ward No. 55 New Ward No. 53 of Ranchi Municipal Corporation, Ranchi

Khewat No	Khata No	RS Plot no.	Village	Thana	Thana no.	District
3	38	835	Tupudana	Dhurwa	267	Ranchi

Butted and bounded as follows: -

- NORTH** - Survey Plot No. 848
SOUTH - Survey Plot No. 833
EAST - Survey Plot No. 834 and 836
WEST - Proposed Road and Survey Plot No. 849

AASHIYANA STAR DEVELOPERS PVT. LTD.

Pradip Kumar
 31/10/2015
 Director

Ravi Kumar
 31.10.2015

SCHEDULE "B" (LANDOWNER'S ALLOCATION)

LAND OWNER share 43% from total construction of super built up area

Total constructed Super Built up Area - 16883.20 Sqft

Land Owner's Share 43% - 7250 Sqft

Adjustment amount of Rs. 5,00,000/- (Five Lakh) will be adjust @ of 1800/- per sqft = 5,00,000/- divided by 1950 = 256 sqft.

Land Owner's Share 7250 sqft - 256 sqft = 6994 sqft

Flat No.	Built up area in sqft	Super built up area in sqft	Proportionate Share of land	Floor	Direction
B - 1	1158	1448	485.54	Second	South
C - 1	1358	1698	569.66	First	South
C - 4	1358	1698	569.66	Second	South
A - 1	859	1073	360.18	First	North
A - 4	859	1073	360.18	First	North

Differential area of **Land Owner's** share 6994 sqft - 6990 sqft = -4 sqft

Differential amount in super-built-up area to be paid by **Land Owner** to the **DEVELOPER** as follows: -

4 sqft @ Rs. 1,950/sqft

4 sqft X 1,950 = Rs. 7,800/-

Total amount of Rupees 7,800/- (Rupees Seven Thousand Eight Hundred) only to be paid by the **Land Owner** to the **DEVELOPER**)

AASHIYANA STAR DEVELOPERS PVT. LTD.

Pradeep Kumar
31/10/2025
Director

All the flats will be with car parking spaces in the Ground Floor

SCHEDULE "C" (DEVELOPER'S ALLOCATION)

Flat No.	Built up area in sqft	Super built up area in sqft	Proportionate Share of land	Floor	Direction
A - 2	859	1073	360.18	First	North
A - 3	859	1073	360.18	Third	North
B - 2	1158	1448	485.85	First	South
B - 3	1158	1448	485.85	Third	South
B - 4	1158	1448	485.85	Fourth	South
C - 2	1358	1698	569.66	Third	South
C - 3	1358	1698	569.66	Third	South

Rohit Kumar
31.1.25

All the flats will be with car parking spaces in the Ground Floor.

VALUE OF PLOT

Tupudana Ward No. 53 Other Road Commercial Rate @ Rs. 8,06,070/ decimal

Circle rate of Commercial plot @ Rs. 8,06,390/- decimal	13 decimals	X	Rs. 8,06,390/-	= Rs. 1,04,83,070/-
Valuation of total Commercial plot 13 decimals at Circle rate = Rs. 1,04,83,070 Rounded to Rs. 1,04,83,100/-				

AASHIYANA STAR DEVELOPERS PVT. LTD.

Rohit Kumar
31/01/2025
Director

CERTIFICATE

It is certified that the above referred schedule land is not a Tribal Land. It is not acquired by Government or for Government or Non-Government. Army Force or any other purposes, it is not a forest land, nor a land of C.C.L., H.E.C.L., B.C.C.L. There is no Temple, Mosque, and Church over the aforesaid land and land not comes under preview in u/s 46(1) (b) of C.N.T. Act.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the 31st day of January 2025.

Witness: -

1. *Ayush Pandey*
Ayush Pandey
31.01.2025
S.O: ARVIND KUMAR PANDEY
HESAG, RANCHI

Rahul Kumar
31.1.25
LAND OWNER
Mr. Rahul Kumar

2. *Deepak Kr. Verma*
Shri Krishna Kr. Verma.
Namkum - Ranchi
31.01.2025

For **M/s AASHIYANA STAR DEVELOPERS PRIVATE LIMITED**

AASHIYANA STAR DEVELOPERS PVT. LTD.

AASHIYANA STAR DEVELOPERS PVT. LTD.

Drafted & typed by

Deepak Verma
31/01/2025

Deepak Verma

(Advocate)

L.N. 1230/2000

Pradip Kumar
31/01/2025
Pradip Kumar
Director



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

January 30, 2025

पंजी II प्रति

भाग वर्तमान	26	पृष्ठ संख्या	29											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-06	इस्टेट का नाम	JHARKHAND					
मोजा का नाम	दुपुदाना	होलिंग संख्या	38	तौजी संख्या		थाना नम्बर	267	खाता का प्रकार	---					
राहुल कुमार, पिता-प्रसिध नारायण शर्मा, जाति- ---														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
38 ✓	835 ✓	0 ए 13 डि 0 हे			नामान्तरण मुकदमा संख्या 7881/2022 - 2023						15	0		
कुल परिमाण		0 ए 13 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	
08-17-2024	0463097285	2022-2023	2024-2025	30	15	7.5	3.75	15	7.5	15	7.5	6	3	

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

Mutation Cases Not Found !!

List Of Case Status Details

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

Verified
31/01/25

लक्षणा टेसी



BACK

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 29
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 26
 वो सकुनत नम्बर। Receipt No. : 0463097285

नामकुम । टुपुदाना । 267 । राहुल कुमार

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
38	835	0 एकड़ 13 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 (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2022-2023)	१ ला वर्ष (2023-2024)	
माल (नकदी)	15.00			15.00	15.00	15.00
गुजारी (भावली)	3.75			3.75	3.75	3.75
सेस	7.50			7.50	7.50	7.50
सूद	7.50			7.50	7.50	7.50
मुतफरकात	3.00			3.00	3.00	3.00
मीजान	36.75			36.75	36.75	36.75

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2022-2023)	१ ला वर्ष (2023-2024)		
माल (नकदी)			15.00	15.00	15.00	
गुजारी (भावली)			3.75	3.75	3.75	
सेस			7.50	7.50	7.50	
सूद			7.50	7.50	7.50	
मुतफरकात			3.00	3.00	3.00	
मीजान अदायकारी			36.75	36.75	36.75	

(१) मीजान कुल (लफजों में) : One Hundred Ten Rupees and Twenty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 110.25

तारीख अमला तहसील कुनिन्दा : 17-08-2024

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



Verified
 21/01/25

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।

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



Ranchi Municipal Corporation, Ranchi

Notice of property tax customized under section 152(3) of Jharkhand Municipal Act-2011

Memo No. : SAM/055/424304/2022-2023

Date : 08-06-2024

Effective: First Quarter 2022-2023

Mr/Mrs/Ms: RAHUL KUMAR S/O PRASIDH NARAYAN SHARMA

Address: TUPUDANA HATIA RANCHI

You are hereby informed that Old Holding Number - 055000278600020, your New Holding Number - 055000959200720 in Ward No - 55, New Ward No - 53 has been done, on the basis of your self-assessment declaration form, the annual rental price has been fixed at Rs 1579.5/- based on your self assessment declaration.

Accordingly the tax per quarter will be as follows.

Self assessment tax notice		
SL. No.	Particulars	Amount (in Rs.)
1.	House Tax	394.88
2.	Water Tax	0
3.	Latrine Tax	0
4.	RWH Penalty	0
5.	Education Cess	0
6.	Health Cess	0
Total Amount (per quarter)		394.88



To be signed by the Applicant

Note:-

1. The tax assessment list is displayed on the website of Ranchi Municipal Corporation : For Details Please Visit : udhd.jharkhand.gov.in
OR Call us at 1800 8904115 or 0651-3500700
2. *In the light of manual 11.4, additional house tax will be levied which will be 50% of the property tax due to lack of arrangement of rainwater harvesting.*
It is advised to inform the corporation by installing rainwater conservation structure and get relief from additional house tax.
3. Property tax will be paid quarterly in each financial year.
4. If the entire hourly tax for a year is paid before 30 June of the financial year, a rebate of 5% will be given to the taxpayer.
5. Simple Interest will be payable at the rate of 1% per month if any payable are not not paid within or before the specified time period (every quarter).
6. This tax assessment is being done on the basis of your self-determination and declaration made, this self-assessment-cum-declaration can be conducted by the local corporation in due course of time and if the facts are found to be incorrect, the penalty prescribed in accordance with manual Condica 13.2 (Fine) and difference amount will be payable.
7. The property is collected by Ranchi Municipal Corporation does not confer any legal status on these buildings and / or its owners / occupiers Confers any legal right to.
8. If the last digit of your new holding number is 5/6/7/8, then it will be considered under the category of specific structures.

NOTE: This is a computer generated receipt. This receipt does not require physical signature.



PRINT



Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

APPENDIX – 'E' /Bye Laws Clause No. 7.1

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

RAHUL KUMAR
ROAD NO-02,NAV PALLAV SCHOOL,VIKASH
NAGAR,HATIA,RANCHI,JHARKHAND, 834003

Re:sanction of your building plan case no. **RMC/BP/0685/W53/2024** dated **23/8/2024** for grant of license on Dated **29/12/2024** for the **Building Development Permit** in Khata No.: **38** on RS Plot no.: **835** Situated in Colony/Street: **TUPUDANA** Mohalla/Bazar/Road: **TUPUDANA**.

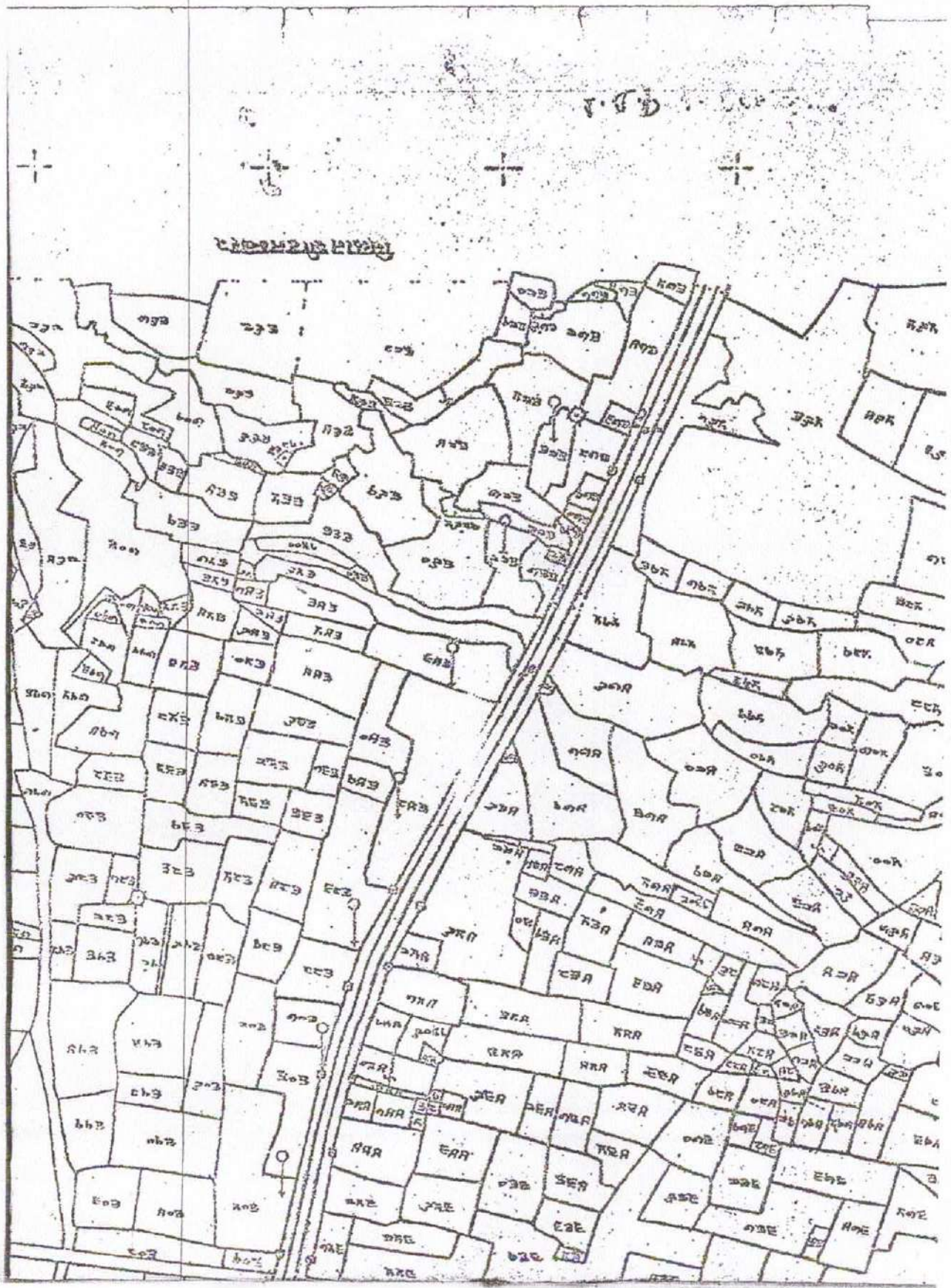
Sir,

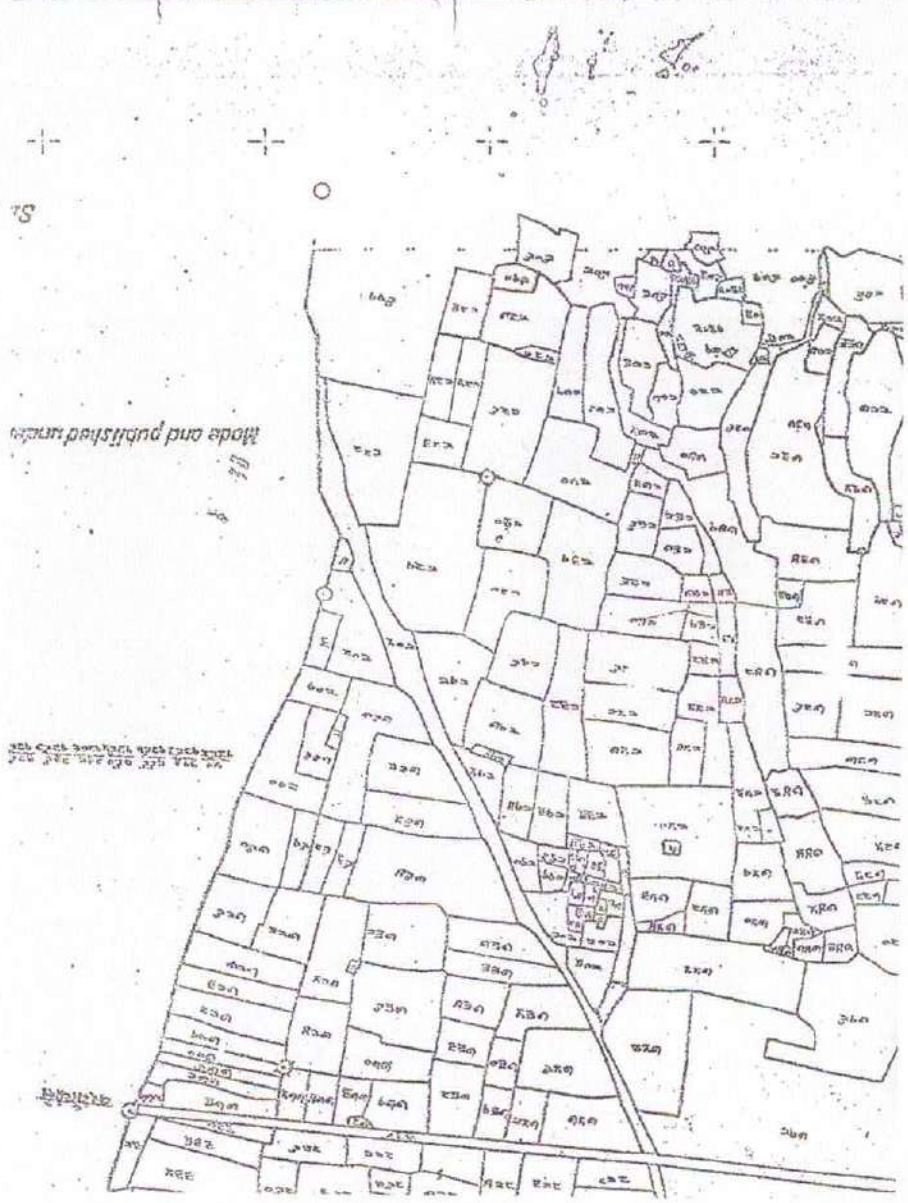
This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner **Ranchi Municipal Corporation**, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of **RS.39162/-**
2. You have to furnish & Deposit a Gift Deed of **0** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.79265/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

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OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban2

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- **202500013687**

Deed Type	Development Agreement
Number of Pages	96
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1440, A1 :- Rs. 262078, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.10483070/- ,Transaction Amount :- Rs.10483100/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Tupudana Location :- Other Road, Tupudana Word No 53 Property Boundaries :- East: SURVEY PLOT NO. 834 AND 836, West: PROPOSED ROAD AND SURVEY PLOT NO. 849, South: SURVEY PLOT NO. 833, North: SURVEY PLOT NO. 848 Khata Number - 38Plot Number - 835Volume Number - 26Page Number - 29Holding Number - 0550009592007Z0 Area Of Land :- 13.00 Decimal



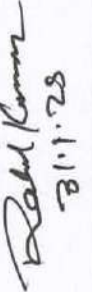


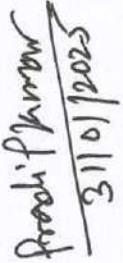
Sh./Smt.**RAHUL KUMAR** s/o/d/o/w/o **PRASIDH NARAYAN SHARMA** has presented the document for registration in this office

today dated :- **31-Jan-2025** Day :- **Friday** Time :- **14:53:12 PM**




RAHUL KUMAR(Individual)

Party Name	Document Type	Document Number
RAHUL KUMAR	PAN/UID	*****6220

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	RAHUL KUMAR Address1 - ROAD NO. 2, NAV PALLAW SCHOOL, VIKAS NAGAR, HESAG, P.O. HATIA, P.S. JAGARNATHPUR, RANCHI, JHARKHAND, Address2 - VIKAS NAGAR, HESAG , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Rahul Kumar Address:- , Nav Pallaw School, Road No-02, Vikas Nagar ,Hesag, Hatiya, Namkum, Ranchi, 834003, Hatia, Jharkhand, India		EXECUTANTS Age:35			 31.11.28
2	PRADIP KUMAR Address1 - FLAT NO. 303, VRINDAVAN APARTMENT, CHORIYA TOLI, LATMA ROAD, HESAG, RANCHI, Address2 - CHORIYA TOLI, HESAG , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Pradip Kumar Address:- , Flat A 303 Third Floor Vrindavan Apartment Choriya Toli, , Latma Road New Prem Nagar Singhmore hatia, Hatiya, Namkum, Ranchi, 834003, Hatia, Jharkhand, India		CLAIMANT Age:			 31/10/2025

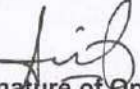
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AYUSH PANDEY S/o-D/o ARVIND KUMAR PANDEY Address1 - HESAG, RANCHI, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

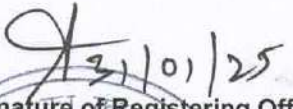
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AYUSH PANDEY Address1 - HESAG, RANCHI, Address2 - ,,, Jharkhand			


Signature of Operator


Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAHUL KUMAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**AYUSH PANDEY**) Son/Daughter/Wife of (**ARVIND KUMAR PANDEY**) resident of (**HESAG, RANCHI**) and by occupation (**Service**).


Signature of Registering Officer

Date:- 31-Jan-2025


Seal and Signature of Registering Officer



Document Registration Summary 1

Date :-31-Jan-2025

- Government/Market Value: ₹10483100/-
- Transaction Amount: ₹10483100 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1152917

Receipt Date : 31-01-2025

Presenter Name: - RAHUL KUMAR

On Date 31-01-2025 Presented at SRO - Ranchi
Urban2

Signature of Presenter

SRO - Ranchi Urban2

E	₹2000
PR	₹1
SP	₹1440
LL	₹3
A1	₹262078
Stamp Duty	₹100

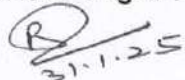
Total ₹265622

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PradipKumar	GRN Number : 2500514714 DEPT Transaction Id : 459381fea3fa3f54060a Transaction Type :	100
E	2000	2000	0	GRAS	PradipKumar	GRN Number : 2500515050 DEPT Transaction Id : 0d126cef826fa1253249 Transaction Type :	2000

PR	1	1	0	GRAS	PradipKumar	GRN Number : 2500515050 DEPT Transaction Id : 0d126cef826fa1253249 Transaction Type :	1
SP	1440	1440	0	GRAS	PradipKumar	GRN Number : 2500515050 DEPT Transaction Id : 0d126cef826fa1253249 Transaction Type :	1440
A1	262078	262078	0	GRAS	PradipKumar	GRN Number : 2500515050 DEPT Transaction Id : 0d126cef826fa1253249 Transaction Type :	262078
LL	3	3	0	GRAS	PradipKumar	GRN Number : 2500515050 DEPT Transaction Id : 0d126cef826fa1253249 Transaction Type :	3
Sub Total	265526	265622	-96				

Article : Development Agreement Number of Pages : 96


Signature of Operator


31.1.25
Bishwajit Das
Signature of Head Clerk


31/01/25
Signature of Registering Officer
Balmika Saha
DSR, URBAN-2
DORANDA, RANCHI



Pre Registration Docket

Date :- 30-01-2025 09:34 pm

Office Name :- SRO - Ranchi Urban2
Token No:- 202500013687

Appointment :- 31-Jan-2025 Time:- 12:0

Article	Development Agreement
Pre Registration Date	30-Jan-2025
No. Of Pages	48
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,65,522.

Property Id: **1387081**

Valuation No. : 1897570 / 2025	:- 2024-2025	Date : 30-January-2025 21:20:PM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Tupudana	Village/City : Tupudana	
Tupudana Word No 53 - Other Road	-		
Khata Number - 38			
Plot Number - 835			
Volume Number - 26			
Page Number - 29			
Holding Number - 0550009592007Z0			
Property Rates			
Commercial Land (Y)			
₹806390/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	13 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 13 x 806390=10483070	₹1,04,83,070/-
A	Total		₹1,04,83,070/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,04,83,100/-
Total Amount in Words : One Crore Four Lakh Eighty Three Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: SURVEY PLOT NO. 834 AND 836, West: PROPOSED ROAD AND SURVEY PLOT NO. 849, South: SURVEY PLOT NO. 833, North: SURVEY PLOT NO. 848
Area	Land area : 13.00 Decimal
Other Description of the Property	Pin Code - 834003, Flat Number/Commercial Space Number - TUPUDANA RANCHI, Building Name - TIRUPATI ENCLAVE
Government/Market Value	10483070
Transaction Amount	10483100

CLAIMANT	AASHIYANA STAR DEVELOPERS PRIVATE LIMITED-Mr. PRADIP KUMAR, ,Father/Husband Name ANANDI PRASAD,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-20-Oct-2022,Permission Case No.- , Aadhaar No. *****8358, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-CHORIYA TOLI, HESAG,Address - FLAT NO. 303, VRINDAVAN APARTMENT, CHORIYA TOLI, LATMA ROAD, HESAG, RANCHI, Pin Code-834003
EXECUTANTS	-Mr. RAHUL KUMAR, ,Father/Husband Name PRASIDH NARAYAN SHARMA,, Party Category-Individual , PAN No.- Date Of Birth-07-May-1989,Permission Case No.- , Aadhaar No. *****6220, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-VIKAS NAGAR, HESAG,Address - ROAD NO. 2, NAV PALLAW SCHOOL, VIKAS NAGAR, HESAG, P.O. HATIA, P.S. JAGARNATHPUR, RANCHI, JHARKHAND, Pin Code-834003

Witness Information	Mr. AYUSH PANDEY , Address - HESAG, RANCHI-, Father/Husband Name-ARVIND KUMAR PANDEY
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Identifier Details	Mr. AYUSH PANDEY , Address - HESAG, RANCHI-, Father/Husband Name-ARVIND KUMAR PANDEY
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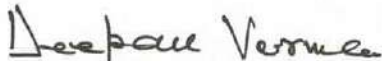
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,440
Total		1,440

Fee Rule:Development Agreement		
1	A1	2,62,078
2	E	2,000
3	LL	3
4	PR	1
Total		2,64,082

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

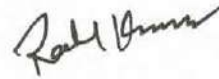
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

अवर निबंधन कार्यालय, शहरी क्षेत्र सं०.२ (डोरण्डा) प्रक्षेत्र, 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- II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।		
3.	पंजी-II का 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)		


21.1.25

Bishwajeet 029007
जाँच लिपिक का हस्ताक्षर
तिथि सहित


निबंधन प्रदाधिकारी का हस्ताक्षर
तिथि सहित
Balmika Sahu
DSR, URBAN-2
DORANDA, RANCHI

Token No.: 202500013687

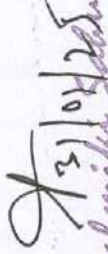
CERTIFICATE

Office of the SRO - Ranchi Urban2

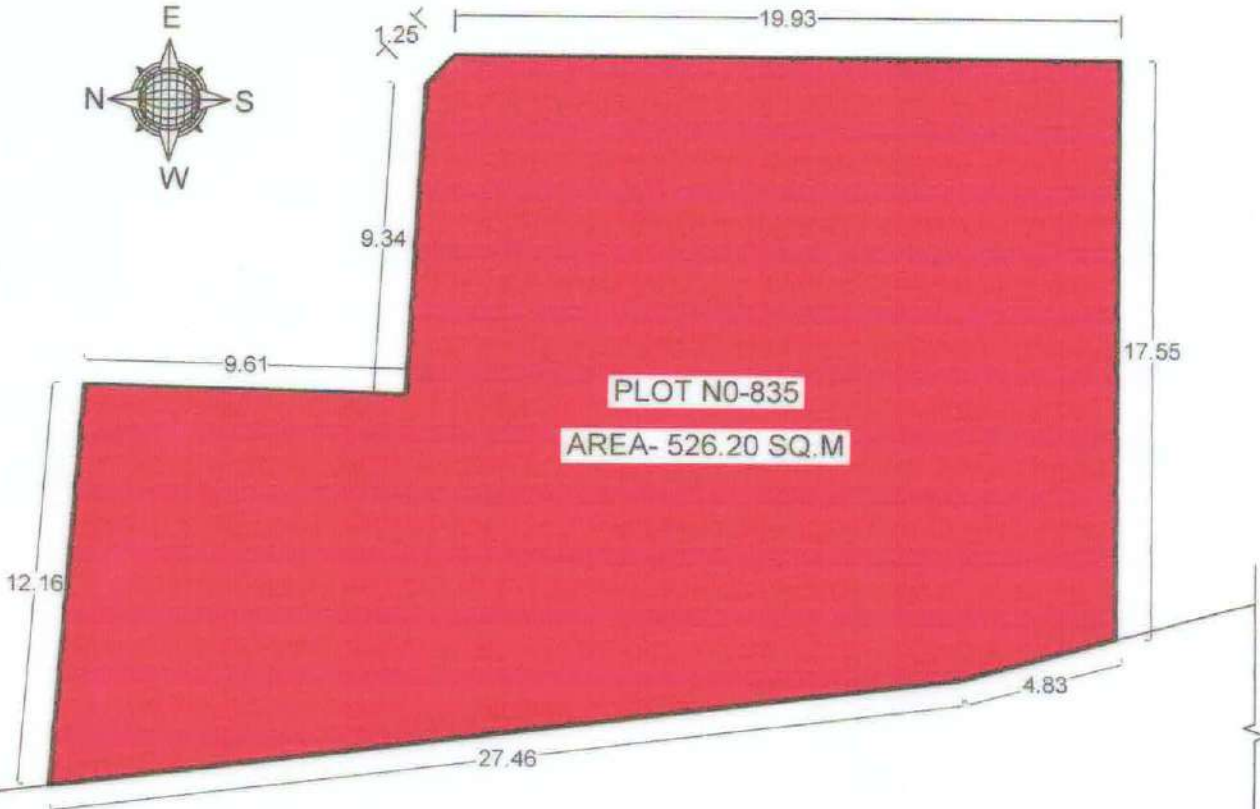
This **Development Agreement** was presented before the registering officer on date **31-Jan-2025** by **RAHUL KUMAR, S/O, D/O, W/O PRASIDH NARAYAN SHARMA** resident of ROAD NO. 2, NAV PALLAW SCHOOL, VIKAS NAGAR, HESAG, P.O. HATIA, P.S. JAGARNATHPUR, RANCHI, JHARKHAND, VIKAS NAGAR, HESAG.

This deed was registered as Document No:- **2025/RANU2/166/BK1/155** in Book No :- **BK1**, Volume No :- 18 from Page No :- 1 to 96 at, office of **SRO - Ranchi Urban2**

Date:- **31-Jan-2025**

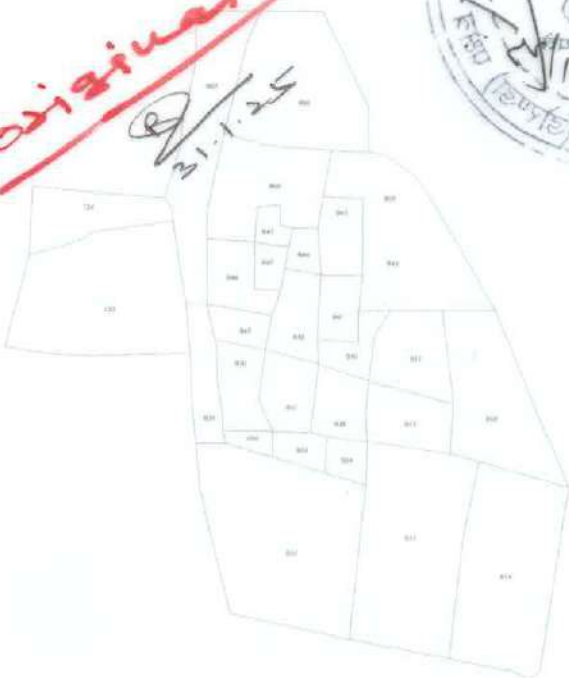

31/01/25
Registering Officer,
DSR, URBAN-2
DORANDA, RANCHI

All that piece and parcel of land property situated at Village **TUPUDANA**, being Portion of **R.S. Plot no. 835** under **Khata No. 38**, measuring an area of **13** decimals in Village Tupudana, P.S. **HATIA**, P.S. No. **267**, District Ranchi, Ward No. 55 (New Ward No. 53) area shown in Red wash.



Handwritten signature
31/10/12

Handwritten signature
31-1-25



Handwritten signature
31-1-25

VILLAGE MAP
SCALE- N.T.S