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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9af993c7353ece0f3a31

Receipt Date : 31-Jan-2025 07:37:34 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202500012524

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Firoz Dilawar Khan ( Vendee )

GRN Number : 2500526557



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

**RUPESH KUMAR SINHA**  
MUDRAANK REGISTRAR  
RANCHI URBAN AREA

*Firoz Dilawar Khan*  
01/02/25  
*Vishal Choudhary*

1/02/25

1-2-2025

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

प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

*Firoz Dilawar Khan*  
01/02/25

Agreement

R. Com

577019 x 24.50 dec

कार्गदर्शिका पंजी से  
मिलान किया।  
प्राप्त प्रतिबंधित सूची में  
खाता नं० 01 नहीं मिला।



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Vihha Choudhary

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Vihha Choudhary  
1/02/25

**ANAND KUMAR - 2 - DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this the ...01<sup>st</sup> Day of February, 2025 (Two Thousand and Twenty Five) at Ranchi.

**BETWEEN**

(1) GAUTAM CHOUDHARY son of Late Bishwendra Narayan Choudhary, Grand son of Late Surendra Narayan Choudhary, by occupation-Business, and (2) VIBHA CHOUDHARY wife of Gautam Choudhary daughter of Janardan Prasad Singh, Grand daughter of Late Santoshi Singh by occupation-House wife both by faith Hindu, by category- General (Not covered under CNT Act 1908), resident of 391-B, Ashok Nagar Road NO 4C, Doranda, Ranchi, Doranda, P.S- Doranda, District- Ranchi, State-Jharkhand Indian Citizen hereinafter called and referred as **LAND OWNERS** (which expression shall unless excluded their administrators, successors-in-interest and assigns) of the **FIRST PART**.

(1) UID NO.- XXXX XXXX9181, PAN- ADEPC7369K, MOBILE No. -8986889919

(2) UID NO.- XXXX XXXX9402, PAN- AENPC1995D, MOBILE No. -9430192233

**AND**

GLOBAL BUILDCON having its office at GLOBAL SAMRIDHI ENCLAVE, Opp. RKDF University, Near Pani Tanky, Nigam Park, Officer's Lane Kathal More, Pundag, Ranchi Jharkhand, through its Proprietor **Firoz Dilawar Khan**, son of Late Mohamad Kalamullah Khan, grandson of Late Ismail Khan, by Caste- General (Not Covered under CNT-ACT-1908), by occupation - Business, Resident of - Flat No GA & B Harmain Enclave, New Parastoli Doranda, P.S- Doranda, District-Ranchi State - Jharkhand, Indian Citizen (hereinafter called the **BUILDER/DEVELOPER/PROMOTOR**) which expression shall include and mean his representatives, his heirs, agents etc. of the **SECOND PART**).

Page 1

*Firoz Dilawar Khan*

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**WHEREAS** First Parties/**Landowners** is absolute owner and is in peaceful possession over land measuring 6.50 Decimal being portion of Plot No. 71, Sub Plot No. 71/A-2 under Khata No. 01 and land measuring 18 Decimal being portion of Plot No. 71, Sub Plot No. 71/A-1 under Khata No. 01 **Total Area 24.50 Decimal** situated at Village - Gutuwa, P.S. - Nagari, Thana No. 138, District - Ranchi morefully and particularly described in the schedule -A.

**AND WHEREAS** said property under Khata No. 01, of situated at Village - Gutuwa, P.S. - Nagari, Thana No. 138, District - Ranchi is recorded in the R. S. Record in the name of Lal Harkh Nath Shadeo as Manjhihas Malik and And said land after Jamindari abolition Land reforms Act as Rayati

**AND WHEREAS** said Khatiyani Raiyat Lal Harkh Nath Shahdeo in their lifetime partitioned on 20-01-1947 said land between Grand son Lal Jay Kali Nath Shahdeo and Lal Kisto Nath Shahdeo by Virtue of Registered Family partition which is registered in the office of District sub registrar entered in book No. 1, Volume No. 08 Page No. 298 to 333 Deed No. 619 in the year 1947 in which a portion of Plot no 71 and other land of situated at Village - Gutuwa, P.S. - Nagari, Thana No. 138, District - Ranchi came in the share of Lal Jay Kali Nath Shahdeo and Lal Kisto Nath Shahdeo.

**AND WHEREAS** said Lal Jay Kali Nath Shahdeo sold and transfer the said land being portion of Khata No. 01, Plot No. 71 Area 73.5 Decimal and others land to Lal Rajendra Nath Shahdeo, by virtue of Gift Deed being Gift deed No. 6121 Dated 01-01-1962 entered in book No. 1, Volume No. 27, Page No 122 to 125 registered in the office of district sub registrar Ranchi.

**AND WHEREAS** said Lal Rajendra Nath Shahdeo sold and transfer the said land being portion of Khata No. 01, Plot No. 71 Area 73.5 Decimal and others land to Kushdhwaj Nath Shahdeo, by virtue of Gift Deed being Gift deed No. 12138 Dated 05-12-1981 registered in the office of district sub registrar Ranchi.

**AND WHEREAS** said Kushdhwaj Nath Shahdeo son of Lal Rajendra Nath Shahdeo, sold and transfer the said land being portion of Khata No. 01, Plot No. 71 Sub plot no. 71/A Area 71.25 Decimal to Lal Dharmraj Nath Shahdeo son of Late Lal Rajendra Nath Shahdeo, by virtue of Sale

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Deed being sale deed No. 2279 Dated 11-02-2010 entered in book No. 1, Volume No. 93, Page No 149 to 184 registered in the office of district sub registrar Ranchi.

**AND WHEREAS** said Lal Dharmraj Nath Shahdeo son of Late Lal Rajendra Nath Shahdeo, sold and transfer the said land being portion of Khata No. 01, Plot No. 71 Sub plot no. 71/A-2 Area 6.50 Decimal to **GAUTAM CHOUDHARY (LAND OWNER No. 1)**, by virtue of Sale Deed being sale deed No. 7464/6543 Dated 25-05-2012 entered in book No. 1, Volume No. 261, Page No 535 to 558 registered in the office of district sub registrar Ranchi. And after purchase of the said land He is got his name mutated in Nagri Anchal in respect of said land vide Mutation Case No. 781 R27/2012-13 and thereafter he is remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Nagri Anchal entered in Register II, Volume No. 10 Page No. 244 and Paid rent receipt No. 0383794859 dated 06.06.2023 is issued by Circle Office for the year 2023-24 in their name. and **GAUTAM CHOUDHARY (LAND OWNERS/FIRST PARTY)** become the absolute owner and in possession over the said land.

**AND WHEREAS** said Lal Dharmraj Nath Shahdeo son of Late Lal Rajendra Nath Shahdeo, also sold and transfer the said land being portion of Khata No. 01, Plot No. 71 Sub plot no. 71/A-1 Area 18 Decimal to **VIBHA CHOUDHARY (LAND OWNER No. 2)**, by virtue of Sale Deed being sale deed No. 29382/25118 Dated 22-11-2011 entered in book No. 1, Volume No. 1098, Page No 417 to 438 registered in the office of district sub registrar Ranchi. And after purchase of the said land she is got her name mutated in Nagri Anchal in respect of said land vide Mutation Case No. 786 R27/2012-13 and thereafter he is remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Nagri Anchal entered in Register II, Volume No. 10 Page No. 246 and Paid rent receipt No. 0512665334 dated - 28.05.2023 is issued by Circle Office for the year 2023-24 in their name. and **VIBHA CHOUDHARY** become the absolute owner and in possession over the said land.

Khata no.	Plot no.	Area	
01	71/A-1	6.5 dismil	Commercial and Residential
01	71/A-2	18 dismil	Commercial and Residential
	Total=	24.5 Dismil	—————

*[Signature]*

*Gautam Choudhary*  
01/02/25

*Vibha Choudhary*  
1/02/25

AND WHEREAS the **landowners** their purchased land and they desire to develop their land area aforesaid mentioned in the Schedule- 'A' property by constructing a residential multistoried building namely "**Global Mangalam Tower**" over it on the conversion basis with the help of the developer of this development agreement through which the owners shall get as per **schedule-B** of super built area of the building to be constructed over the schedule- 'A' property and Developer shall get as per **schedule-C** of super built area of the building to be constructed over the schedule- 'A' property.

AND WHEREAS as per approved plan a multistoried building comprising several independent flats on different floors where constructed by DEVELOPER on over the landed property described in Schedule -"A" below. The said Multistoried commercial cum Residential Building is named as "**Global Mangalam Tower.**".

**NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER HERETO AS FOLLOWS:-**

**ARTICLE-I DEFINITIONS:**

**1.1 LAND OWNERS** shall (1) **GAUTAM CHOUDHARY** son of Late Bishwendra Narayan Choudhary, Grand son of Late Surendra Narayan Choudhary, by occupation-Business, and (2) **VIBHA CHOUDHARY** wife of Gautam Choudhary daughter of Late Janardan Prasad Singh, Grand daughter of Late Santoshi Singh by occupation-House wife both by faith Hindu, by category- General (Not covered under CNT Act 1908), resident of 391-B, Ashok Nagar Road NO 4C, Doranda, Ranchi, Doranda, P.S- Doranda, District- Ranchi, State-Jharkhand Indian Citizen the **LAND OWNERS** of the **LAND PROPERTY** mentioned in Schedule-A below and his executors, administrators, representatives, heirs, successors in interest.

**1.2 DEVELOPER** shall mean **GLOBAL BUILDCON** having its office at Samridhi Enclave, Opp. RKDF University, Near Pani Tanky, Nigam Park, Officer's Lane Kathal More, Pundag, Ranchi Jharkhand, through its Proprietor **Firoz Dilawar Khan**, son of Late Mohamad Kalamullah Khan, grandson of Late Ismail Khan, by Caste- General (Not

*Firoz Dilawar Khan*  
01/02/25

*Narayan Choudhary*  
01/02/25

*Vibha Choudhary*  
1/02/25

Covered under CNT-ACT-1908), by occupation - Business, Resident of - Flat No GA & B Harmain Enclave, New Parastoli Doranda, P.S- Doranda, District-Ranchi State - Jharkhand, Indian Citizen and their executors, administrators, representatives, heirs, successors in interest.

**1.1 LAND PROPERTY** shall mean all that piece and parcel of land together with the house standing there on more particularly described in the SCHEDULE -A.

**1.2 BUILDING** shall mean the Multi Storied residential building "Global Mangalam Tower" to be constructed on the LAND PROPERTY in accordance with the plan sanctioned by RRDA, Ranchi vide Building Plan Case No. RRDA/BP/0022/2024 dated 17.01.2024.

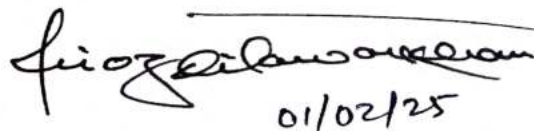
**1.3 FLATS** shall mean the super built up area, carpet area consisting of bedrooms, living rooms, bathrooms, kitchen, balcony, Lobby, common area more particularly described in part one of SCHEDULE-B and SCHEDULE-C.

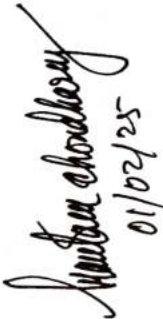
**1.4 PARKING SPACE** shall mean the place or area reserved for parking of the motor cars.

**1.5 COMMON FACILITIES** - Common facilities and amenities shall include corridors, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, overhead tank, water pumps and motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building more particularly described in the SCHEDULE-D.

**1.6 COMMON EXPENSES** -shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of property taxes if any, and other taxes and levies related to or connected with the said building and LAND PROPERTY" more particularly described in SCHEDULE-D.

**1.7 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

  
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required thereof. However, the consent of the flat owners may be desirable.

**1.8 LAND OWNERS' ALLOCATION** - Shall mean **43.5 Percent** Commercial & Residential flats, parking space and undivided share of land as F.A.R achieved (more fully described in Schedule-B).

**1.9 DEVELOPER'S ALLOCATION** - Shall mean **56.5 Percent** Commercial & Residential flats, parking space and undivided share of land as F.A.R achieved (more fully described in Schedule-C).

**1.10 SUPER BUILT UP AREA** shall mean and include the carpet area of flats, wall area, Lobby/balcony/cupboard area, the proportionate area of the staircase, guardroom, Terrace, and generator room and similar other common spaces/ utilities etc.

#### ARTICLE II - COMMENCEMENT

This agreement shall be deemed to have commenced from the date of execution of this development agreement.

#### ARTICLE III - THE SCHEME

The scheme as formulated by the DEVELOPER and agreed upon by the LAND OWNERS provides as follows:

- 1) The DEVELOPER will invite and select purchaser(s) agreeing on an OWNERSHIP basis flat/s in the building on the property, more specified in the SCHEDULE-A. The DEVELOPER will construct flats along with other common parts, common amenities and common facilities pertaining to the same.
- 2) The DEVELOPER shall, if he feels necessary, be entitled to nominate any such intending purchaser with whom the DEVELOPER would have entered into a formal agreement to transfer its (DEVELOPER'S) share of property as per DEVELOPER'S Allocation hereinabove.
- 3) After the delivery of the possession of the respective flat/s and parking spaces in the aforesaid building to the OWNERS, the purchaser shall enjoy all rights and

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privileges and will be subject to the same liabilities as provided in the DEVELOPER agreement or otherwise.

- 4) **Landowner** have to pay maintenance charges to society of his own share.

#### ARTICLE-IV-DEVELOPER'S RIGHTS

- 1) The **LAND OWNERS** hereby grants, subject to what has been herein after provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said apartments and the same by entering into agreements or sale and/or transfer and/or construct in accordance with the plan.
- 2) That after the completion of construction of the building the respective share of OWNERS i.e. DEVELOPER/promoter and the **LAND OWNERS** shall be absolute owners of their respective shares and they will also be entitled to sell/transfer their shares separately.

#### ARTICLE V- APARTMENT CONSIDERATION

1. On the **LAND OWNERS** representation about his title to and "possession over the LAND PROPERTY and relying upon the **LAND OWNERS** personal guarantee that he has made full and correct disclosures including the fact of acquisitions as aforesaid, and that he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the **LAND OWNERS** having agreed to permit the DEVELOPER to construct, erect and complete the building on the premises as a whole as per sanction plan & extention with a grace period of **06 months** from the date of sanction of map and extended by such period lost by any force MAJEURE and owners also agreed for the same. However the period stipulated herein above may be extended mutually in case of force majeure for such period as the parties may deem fit and as above defined.
2. The DEVELOPER shall pay all costs of supervision of the development and construction of the OWNERS' allocation in the building at the said premises as consideration.
3. The DEVELOPER shall allocate the **LAND OWNERS'** allocation of the constructed area in the building to be

*Sanjay Choudhary*  
01/02/25

*Vidha Choudhary*  
01/02/25

*Pragya Choudhary*  
01/02/25

constructed at the said premises (herein called the **LAND OWNERS'** allocation).

**ARTICLE VI- LANDLORD/ OWNERS' ALLOCATION**

It shall be the constructed area in the form of such residential flats along with parking space (more particularly described in the SCHEDULE below) in the aforesaid building complex, as per specifications mentioned in the SCHEDULE- D and agreed upon by the **LAND OWNERS** and DEVELOPER, being exclusively allocable to the OWNERS and/or his nominee or nominees.

- 1) For the OWNERS and in consideration of their land, the DEVELOPER shall at his own costs or purchaser cost construct, create and complete in all respects and parking space.
- 2) It is agreed between the parties that the **LAND OWNERS** shall have no interest in the land or the building, except the fully constructed flats and common space, utilities, along with the undivided proportionate share of land more particularly described in the **LAND OWNERS'** allocation. It is clearly understood that the purchaser of the flats allotted to the DEVELOPER shall pay all the costs to the DEVELOPER of his proportionate share of land.

**Land owner Share allocation of Shops super build up area ground floor**

<b>Ground floor shop</b>			
<b><u>SL NO</u></b>	<b><u>SHOP NO</u></b>	<b><u>SBA</u></b>	<b><u>FLOOR</u></b>
1	Shop no.-4	390 sqft	Ground Floor
2	Shop no.-5	390 sqft	Ground Floor
3	Shop no.-6	390 sqft	Ground Floor
4	Shop no.-12	390 sqft	Ground Floor
5	Shop no.-13	435 sqft	Ground Floor
6	Shop no.-14	470 sqft	Ground Floor

*Madan Chaudhary*  
01/02/25

*Vidha Chaudhary*  
01/02/25

*Shri G. S. S. S. S.*  
01/02/25

**Land owner Share allocation of Flats super build up area 1<sup>st</sup> to 4<sup>th</sup> floor**

SL NO.	FLAT NO	FLOOR	SBA
1	1A	1 <sup>ST</sup> Floor	1360 sqft
2	1B	1 <sup>st</sup> Floor	1100 sqft
3	1E	1 <sup>st</sup> Floor	1340 sqft
4	2C	2 <sup>nd</sup> Floor	1075 sqft
5	2D	2 <sup>nd</sup> Floor	1100 sqft
6	3D	3 <sup>rd</sup> Floor	1100 sqft
7	3E	3 <sup>rd</sup> Floor	1340 sqft
8	4A	4 <sup>th</sup> floor	1360 sqft
9	4C	4 <sup>th</sup> Floor	1075 sqft

**ARTICLE VII- BUILDERS'S /DEVELOPER'S ALLOCATION**

1. In consideration of the above the DEVELOPER shall be entitled of the residential building to be constructed on the landed property together with the undivided proportionate share on the said land and Parking space and facilities and other service area in the said building, after providing OWNERS' allocation as provided in Schedule below herein above and the DEVELOPER shall be entitled to enter into an agreement for sale and transfer for the DEVELOPER'S ALLOCATION and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS.
2. The DEVELOPER shall be at liberty to obtain loans or, advances from Bank or other financial institutions or prospective buyers In respect of his allocation in connection with the work of construction of the new buildings but the OWNERS shall have no liability whatsoever for default or non payment of any such loan or advance by the DEVELOPER. Provided that no portion of land described in the SCHEDULE - A herein or the constructions thereon shall be kept by way of security, by the DEVELOPER.

*Sanjay Choudhary*  
01/02/25

*Vibha Choudhary*  
01/02/25

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01/02/25

However a prospective buyer may keep his undivided proportionate share along with the booked flat as security to obtain loan from Banks and or similar financial institutions at their own risk cost and responsibility and the **LAND OWNERS AND DEVELOPER** will have no responsibility whatsoever in this regard.

**Developer share allocation of shop super build up area ground floor**

**Ground floor shops**

SL NO.	SHOP NO	SBA	FLOOR
1	Shop no.-1	640 sqft	Ground Floor
2	Shop no.-2	450 sqft	Ground Floor
3	Shop no.-3	390 sqft	Ground Floor
4	Shop no.-7	390 sqft	Ground Floor
5	Shop no.-8	390 sqft	Ground Floor
6	Shop no.-9	390 sqft	Ground Floor
7	Shop no.-10	390 sqft	Ground Floor
8	Shop no.-11	390 sqft	Ground Floor

*Amrta Choudhary*  
01/02/25

**Developer's Share Allocation of flat super build up area 1<sup>st</sup> to 4<sup>th</sup> floor**

SL NO.	FLAT NO	FLOOR	SBA
1	1C	1 <sup>st</sup> floor	1075 sqft
2	1D	1 <sup>st</sup> floor	1100 sqft
3	2A	2 <sup>nd</sup> floor	1360 sqft
4	2B	2 <sup>nd</sup> floor	1100 sqft
5	2E	2 <sup>nd</sup> floor	1340 sqft
6	3A	3 <sup>rd</sup> floor	1360 sqft
7	3B	3 <sup>rd</sup> floor	1100 sqft
8	3C	3 <sup>rd</sup> floor	1075 sqft
9	4B	4 <sup>th</sup> floor	1100 sqft
10	4D	4 <sup>th</sup> floor	1100 sqft
11	4E	4 <sup>th</sup> floor	1340 sqft

*Vibha Choudhary*  
01/02/25

*Shivaraman*

01/02/25

**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 are prevented temporarily by the existence of Force Majeure and shall be suspended from the obligation during the period of Force Majeure.
- 2) Force Majeure shall mean flood, earthquake, riot, war, storm, pestilence, civil commotion, strike, lockout, and /or such other act or omission beyond the control of the DEVELOPER.

**ARTICLE IX- MISCELLANEOUS ARTICLE**

1. The LAND OWNERS and the DEVELOPER have entered into this agreement purely on contractual basis.
2. As and from the date of full completion of the buildings and handing over DEVELOPER and/or his transferee and the LAND OWNERS and/or his transferee shall be liable to pay and bear proportionate charges on account of all taxes.
3. There is no existing agreement regarding the development or sale of the said land and premises and that all other arrangement, if any, prior to this agreement, stand cancelled and are being superseded by this agreement.
4. The LAND OWNERS assures and guarantees that the landed property is free from any encumbrance attachment, charge, claim for demand whatsoever by or from any one whatsoever. The LAND OWNERS will bear the responsibility if in future any legal complication arises regarding the right title of schedule 'A' land.
5. The name of the residential building shall be "**Global Mangalam Tower**".
6. That LAND OWNERS or their nominee or nominees will have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
7. That the LAND OWNERS will hand over the following

*Sanjay Choudhary*  
01/02/25

*Vidha Choudhary*  
01/02/25

*Pragat Kaur*  
01/02/25

original documents to the DEVELOPER pertaining to Schedule -A land for verification to Bank and Buyers :-

- (I) All ORIGINAL SALE DEED.
- (ii) MUTATION AND REVENUE RECEIPT.
- (iii) LATEST Regional Development TAX RECEIPT.
- (iv) Khatiyān

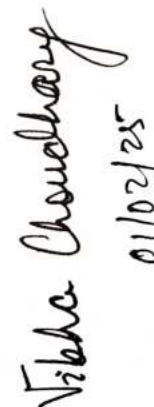
8. That after execution of this agreement the DEVELOPER will start necessary processing, planning advance booking for the sale of proportionate share of schedule -A land and flats and car-parking space of the Multi-storied apartments to be constructed on Schedule-A land out of Developer share (as per schedule - C).
9. That this Development Agreement is being executed between the **LAND OWNERS/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**.
10. 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.

#### ARTICLE X- LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibilities of the **LAND OWNERS** to defend all actions and proceedings in respect of the title and/or possession of the **LAND PROPERTY**.

  
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2. The **LAND OWNERS** are herewith handing over all the relevant copies documents regarding the title of possession, receipts and other legal papers concerning the **LAND PROPERTY** referred above. The **LAND OWNERS** further assures and confirms the **DEVELOPER** that any other document required in connection with the said **LAND PROPERTY** shall be handed over for inspection within a reasonable time at his expense.
3. Courts of Ranchi will alone have the jurisdiction in all-legal matters, arising out of or concerning this Development Agreement.
4. That the **DEVELOPER** and/or its transferees and the **Landowner** and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes (GST, Capital Gain Tax, any leviable tax(s), Society Maintenance Tax(s), etc.) and other impositions payable in respect of their share.

*Ambar Choudhary*  
01/02/25

**SCHEDULE-A above referred to: "Landed Property"**

ALL THAT PIECE AND PARCEL of land measuring 6.50 Decimal being portion of Plot No. 71, Sub Plot No. 71/A-2 under Khata No. 01 and land measuring 18 Decimal being portion of Plot No. 71, Sub Plot No. 71/A-1 under Khata No. 01 **Total Area 24.50 Decimal** situated at Village - Gutuwa, P.S. - Nagari, Thana No. 138, District - Ranchi which is bounded and butted as follows :-

Boundary of Land area 6.50 Decimal

North :- Sub Plot No. 71/A-1

South :- Sub Plot No. 71/A-3

East :- Sub Plot No. 71/B

West :- 20 Feet wide Road

*Vibha Choudhary*  
01/02/25

*Prasanna Kumar*  
01/02/25

**Boundary of Land area 18 Decimal**

North :- Black Road

South :- Sub Plot No. 71/A-2

East :- Sub Plot No. 71/B

West :- 20 Feet wide Road

**SCHEDULE - "B" (LAND OWNERS' Share)**

That in lieu of the land provided by the LAND OWNERS to the DEVELOPER for constructing the Multi-storied building the DEVELOPER shall give **43.5 Percent** out of the total super built up area along with undivided proportionate share in land to the LAND OWNERS and car parking shall be as per the ratio of owners and all common area facilities of the said proposed building and as per by laws if any more extension of the project got sanctioned from RRDA then in that very case 43.5% share will be given to land owner.

**SCHEDULE - "C" (DEVELOPER's Share)**

The DEVELOPER shall be in the remaining portion of super built up area along with undivided proportionate share in land of the proposed multi-storied residential building after allotment of the OWNERS' share as mentioned in schedule B above and car parking shall be same ratio and all common area facilities and amenities of the said proposed building.

*Manoj Choudhary*  
01/02/25

*Vidha Choudhary*  
01/02/25

*[Signature]*

01/02/25

**The SCHEDULE 'D' above referred to: 'Specification'**

The Specification of the Building will be as follows:

1.	Foundation	:	R.C.C. Column both in foundation and plinth with cement and steel with ISI mark.
2.	Structure	:	R.C.C. Column/Beams/Slabs as per structural design.
3.	Walls	:	Flyash bricks/AAC Blocks with cement Plaster (1:6) & 1:4 for 250/125mm thick "walls i.e. external walls will be of 10 inches and internal partitioned wall will be 5 inches as per architect design.
4.	Wall Finish	:	AU external walls shall be wall putty painted with 2 coats of waterproof cement based paint over a coat of primer. All internal walls, ceiling shall P.O.P with Primer coted only.
5.	Floors	:	Fully Vitrified tiles.
6.	Doors	:	Flush door.
7.	Windows	:	Two track aluminum window and integrated M.S. grills duly painted.
8.	Water Arrangement	:	Connection with deep bore well with overhead Tank and connected by electric pump and ISI mark PVC Pipe.
9.	Toilets	:	Flooring in anti skid tiles and dado in ceramic tile up to height of 7' 0".
10.	Sanitary Fittings	:	All CP. fittings of Standard Company
11.	Kitchen	:	Marble platform with ceramic tiles dado up to 24" height of kitchen platform. Stainless sink in kitchen.
12.	Electrical	:	Wire (R.R. Kabel, Polycab) Switches of Standard Company Leaving space for provision of additional points.
13.	Generator & Lift	:	Generator and Lift of standard quality ISI Mark

*Sudhakar Choudhary*  
01/02/25

*Vidha Choudhary*  
01/02/25

*Pragati Choudhary*  
01/02/25

**CERTIFICATE**

It is certified that the land mentioned in the schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C., or E.C.L. It is further certified that the said land is not a Schedule Tribes land or Forest Land and free from Ceiling and do not fall under the land of Math, Mandir, Masjid, Girja, Gurudwara, Hargari, Sarna or Pahnai.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

That **Landowner** and the Developer are executing this Development Agreement with free consent of all the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.

*Sambhu Choudhary*  
01/02/25

Vidha Choudhary  
01/02/25

*Prakash Choudhary*  
01/02/25

IN WITNESSES WHEREOF THE Landowner/First Party AND THE Developer/Second Party/Promotor put their respective signature on the day, month and year first above written after understanding the contents of the above.

Witnesses :-

SIGNED AND DELIVERED  
BY THE LANDOWNER / FIRST PARTY

1. प्रिय शंकर प्रसाद सिन्हा  
मन लेडी प्रोपर्टी प्रायव्हीम लि-ए,  
एनएच ६६ नं० ५०२१, राँची-८,  
मन प्रोपर्टी मिर २००९  
01/02/25

*Shantana Choudhary*  
01/02/25

2. Devashish Roy  
s/o- Mr. Nityanand Roy  
Central Ashoka,  
Ashok Nagar, Ranchi  
01/02/25

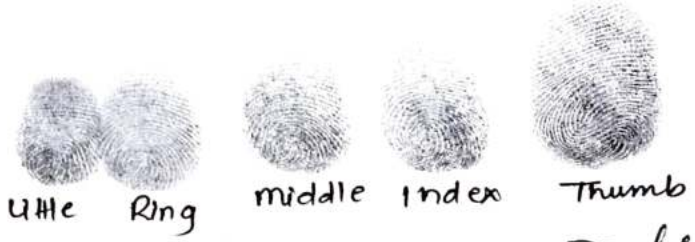
*Vishka Choudhary*  
01/02/25

SECOND PARTY/DEVELOPER/PROMOTOR



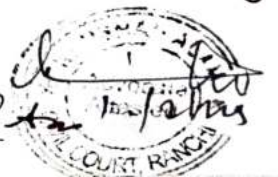
Advocate  
Aitested  
COURT RANCHI  
11/MS

*Pradyumn Choudhary*  
01/02/25



*Pradyumn*

I certified that all the documents and  
stamp impressions put before me are genuine  
*11/MS*



VILLAGE - GUTUWA

THANA - NAGARI

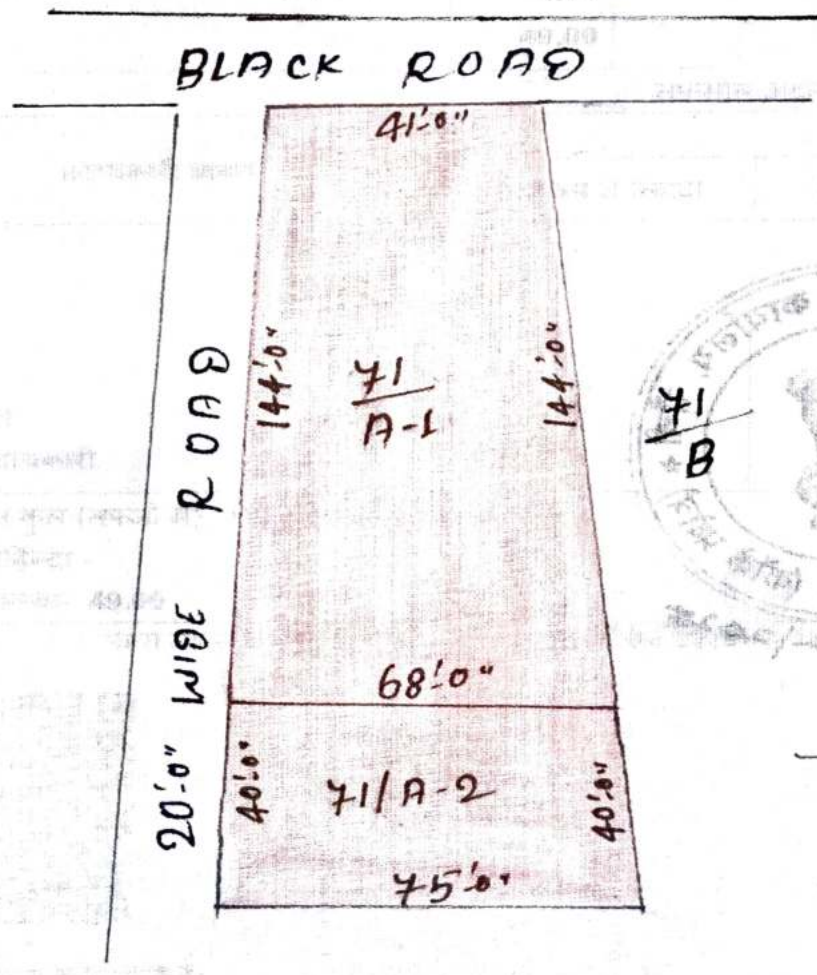
THANA NO - 138

DIST - RANCHI

R.S. PLOT NO - 71

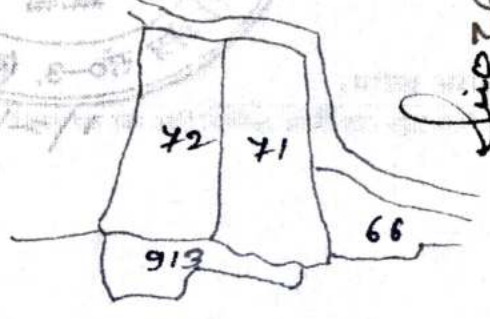
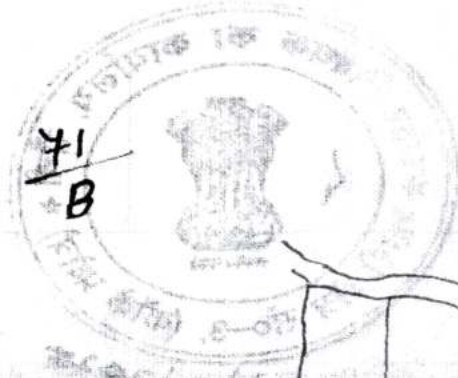
AREA SHOWN IN RED WASH

SUB PLOT NO	AREA
71/A-2	0 - 6.50
71/A-1	0 - 18.00
TOTAL AREA	→ 0 - 24.50 DEC



*Sudhendu Choudhary*  
01/02/25

*Vidha Choudhary*  
01/02/25



*Sri Lalwansa*  
01/02/25

COPY & PASTE  
SKT



मौजा मय

नम्बर

मुवा | 138 | श्रीमती विभा चौधरी

खाता संख्या

1

खेसरा संख्या

71

रकबा (एकड़ में)

0 एकड़ 18 डिसमील 0 हेक्टर

अराजी नकदी

अराजी भावती

तफसील हिसाब लगान भावती

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	
माल (नकदी)	20.00					20.00
गुजारी (भावती)	5.00					5.00
सेस	10.00					10.00
सूद	10.00					10.00
मुतफरकात	4.00					4.00
मीजान	49.00					49.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					20.00	
गुजारी (भावती)					5.00	
सेस					10.00	
सूद					10.00	
मुतफरकात					4.00	
मीजान अदायकारी					49.00	

(१) मीजान कुल (लफजों में) : **Fourty Nine Rupees**

(२) नाम देहिन्दा -

(३) कुल बकाया- **49.00**

तारीख अमला तहसील कुनिन्दा : **28-05-202**

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।

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

Print



जमा मय  
नम्बर  
138 | गौतम चौधरी

खाता संख्या 1	खेसरा संख्या 71	रकबा (एकड़ में) 0 एकड़ 6.5 डिसमील 0 हेक्टर
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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	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	6.00					6.00
गुजारी (भावली)	1.50					1.50
सेस	3.00					3.00
सूद	3.00					3.00
मुतफरकात	1.20					1.20
मीजान	14.70					14.70

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					6.00	
गुजारी (भावली)					1.50	
सेस					3.00	
सूद					3.00	
मुतफरकात					1.20	
मीजान अदायकारी					14.70	

(1) मीजान कुल (लफजों में) : Fourteen Rupees and Seventy Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 14.70

तारीख अमला तहसील कुनिन्दा : 06-06-2023

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।

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

Print

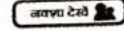
झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

February 1, 2025

पंजी II प्रति

भाग वर्तमान	10	पृष्ठ संख्या	246											
जिला का नाम	रौंची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-08	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	गुटुवा	होलिडिंग संख्या	138	तौजी संख्या	0	थाना नम्बर	138	खाता का प्रकार	—					
श्रीमती विभा चौधरी , पति-श्रीतम चौधरी , जाति- ———														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						संग्रह	सेस		
1	71	0 ऐ 18 डि 0 हे			दाखिल-खारिज वाद संख्या - 786 R 27/2012-13						20	0		
कुल परिमाण		0 ऐ 18 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	नागत बकाया	नागत चानू साल	रोड सेस बकाया	रोड सेस चानू साल	शिक्षा सेस बकाया	शिक्षा सेस चानू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चानू साल	कृषि सेस बकाया	कृषि सेस चानू साल	
05-28-2023	0512665334	2023-2024	2023-2024	0	20	0	5	0	10	0	10	0	4	

List Of Case Status Details



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

01/02/2025  
ऑनलाइन जाँच

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

February 1, 2025

## पंजी II प्रति

भाग वर्तमान	10	पृष्ठ संख्या	244									JHARKHAND	
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-08	इस्टेट का नाम	खाता का प्रकार				—
मौजा का नाम	गुटुवा	होलिडिंग संख्या	1	तौजी संख्या	0	थाना नम्बर	138						
गौतम चौधरी, पिता-स्व विश्वेन्द्र नारायण चौधरी, जाति- —													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					नगान	सेस			
1	71	0 ऐ 6.5 डि 0 हे		दाखिल-खारिज वाद संख्या - 781 R 27/2012-13					6	0			
कुल परिमाण		0 ऐ 6.5 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	नागत बकाया	नागत 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
01-12-2019	0356813316	2012-2013	2018-2019	36	6	9	1.5	18	3	18	3	7.2	1.2
03-16-2021	0741224285	2019-2020	2020-2021	6	6	1.5	1.5	3	3	3	3	1.2	1.2
12-02-2022	0943349023	2021-2022	2022-2023	6	6	1.5	1.5	3	3	3	3	1.2	1.2
06-06-2023	0383794859	2023-2024	2023-2024	0	6	0	1.5	0	3	0	3	0	1.2

## List Of Case Status Details

नवगण देखें



← BACK

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

01/04/2024  
ऑनलाइन जाँच



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिरता						
लाल हरक नाथ शाहिदेव				मझिअस, ----- मझिअस, मझिअस, जाति- ----- निवासी- गुटुवा						
जिला का नाम	राँची	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-08	मौजा का नाम	गुटुवा	खाता का प्रकार	रैयती	
खेवट नम्बर	2	खाता नम्बर	1	थाना का नाम	राँची	थाना नम्बर	138			
खाता नम्बर	खेसरा नम्बर	चाँहदी उत्तर 3 चाँहदी 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)
1	71	रास्ता आहिर	दोन एक 12	0 (एकड़) 0 (डिसमील) 0 (हेक्टर)	&nbsp;---	---	0	0	0	
खाता मे कुल प्लोट संख्या		0	खाता का कुल मिजान	0 (एकड़) 10 (डिसमील) 0 (हेक्टर)	खाता का कुल			0 0 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।

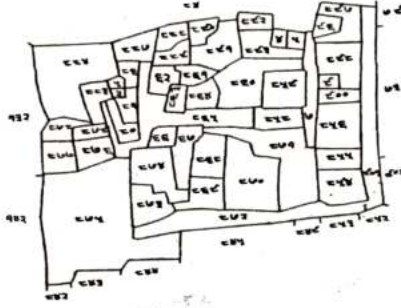
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

2/1/2025  
10:42:48  
AM

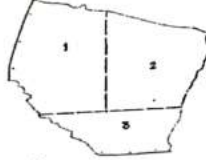


स्केल १:२ इन्च=१ माइल

क



Index to sheets.



**Guduwa**

नाममौज़ा गुदुवा शीटनम्बर १९

नाम घाना राँची

घाना नम्बर १३८

**ज़िला राँची**

स्केल एक माइल बराबर १ इन्च  
सन १९३२ - ३३ इसी

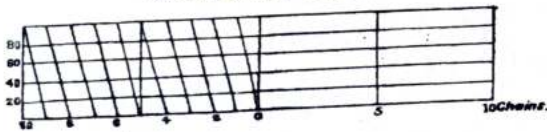
I 140200000132-01

दासादिलीन १३३

दकादिली की



Scale 16 inches = 1 Mile.





sheets



नम्बर १

१

०१

शेड नं० १३३



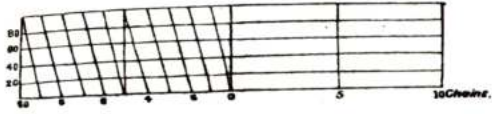
सिमली बाग नं० १३३

शेड नं० १३३

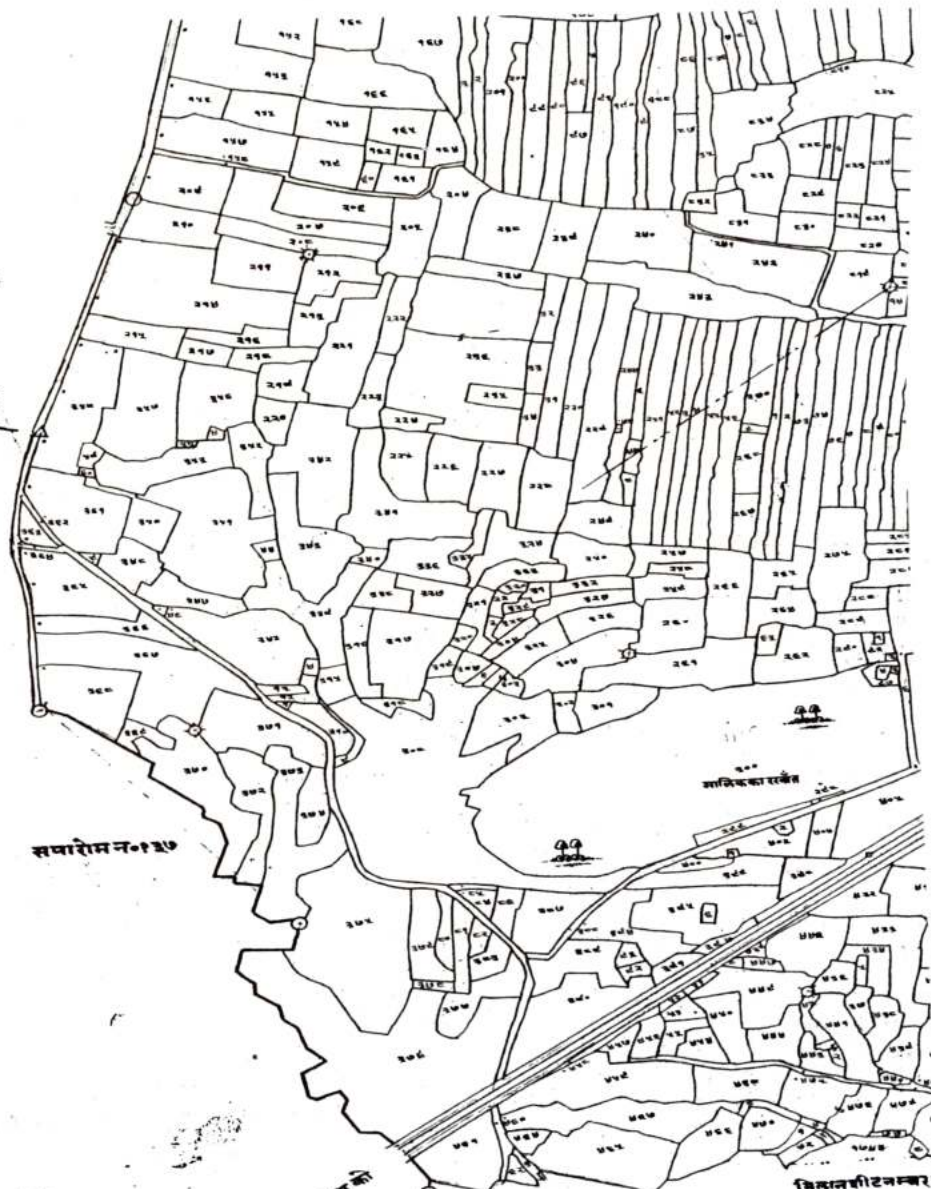
स



Scale 16 inches = 1 Mile.



10 20 30 40 50 60 70 80 90 100  
1000 2000 3000 4000 5000 6000 7000 8000 9000 10000



सवारीम नं० ३७

सांख्यिक कारखाना

मुसलमानी

विद्यमान हीटल नम्बर २

Made and published under the auth.

20 300 310 320  
4000 4000 4000 4000



विमान हीटनम्बर २

सवारीमन-१३७

विमान हीटनम्बर ३

विमान हीटनम्बर ३

Made and published under the authority of Government.

*[Signature]*  
Superintendent of Survey.

अवर निबंधक का कार्यालय, शहरी क्षेत्र संख्या-03, काँके प्रक्षेत्र, राँची।

दस्तावेजों की जाँच हेतु चेक लिस्ट

क्र० सं०	चेक लिस्ट 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) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	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 )	∞	

जाँच लिपिक का हस्ताक्षर  
तिथि सहित  
**ANAND KUMAR**

निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित



## Pre Registration Docket

Date :- 31-01-2025 09:36 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 202500012524

Appointment :- 01-Feb-2025 Time:- 10:45

Article	Development Agreement
Pre Registration Date	29-Jan-2025
No. Of Pages	34
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,56,452.

Property Id: **1385403**

<b>Valuation No. : 1895222 / 2025</b>		<b>:- 2024-2025</b>	<b>Date : 29-January-2025 06:21:AM</b>
<b>State : Jharkhand</b>	<b>District : Ranchi</b>	<b>Tahsil : Nagri</b>	
<b>Land Type : Rural</b>	<b>Corporation :</b>	<b>Village/City : Lalgutuwa</b>	
<b>Lalgutuwa Word No 1 - Other Road</b>		-	
<b>Khata Number - 1</b>			
<b>Plot Number - 71</b>			
<b>Volume Number - 10</b>			
<b>Page Number - 244</b>			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹577019/- Decimal			
<b>Valuation Rule : Commercial land</b>			
<b>Property Details</b>			
1	Land area	6.50 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.5 x 577019=3750623.5	₹37,50,624/-
<b>A</b>	<b>Total</b>		₹37,50,624/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			₹37,50,700/-
<b>Total Amount in Words : Thirty Seven Lakhs Fifty Thousands Seven Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Sub Plot No. 71/B, West: 18 Feet wide Proposed Road, South: Sub Plot No. 71/A-3, North: Sub Plot No. 71/A-1
Area	Land area : 6.50 Decimal
Other Description of the Property	Address - Gutuwa Nagri Ranchi, Pin Code - 835303
Government/Market Value	3750623.5
Transaction Amount	14137100

Property Id: **1385405**

<b>Valuation No.</b> : 1895224 / 2025	: - 2024-2025	<b>Date</b> : 29-January-2025 06:23:AM	
<b>State</b> : Jharkhand	<b>District</b> : Ranchi	<b>Tahsil</b> : Nagri	
<b>Land Type</b> : Rural	<b>Corporation</b> :	<b>Village/City</b> : Lalgotuwa	
<b>Lalgotuwa Word No 1</b> - Other Road	-		
<b>Khata Number</b> - 1			
<b>Plot Number</b> - 71			
<b>Volume Number</b> - 10			
<b>Page Number</b> - 246			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹577019/- Decimal			
<b>Valuation Rule</b> : Commercial land			
<b>Property Details</b>			
1	Land area	18 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 18 x 577019=10386342	<b>₹1,03,86,342/-</b>
<b>A</b>	<b>Total</b>		<b>₹1,03,86,342/-</b>
<b>Note</b> : Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			<b>₹1,03,86,400/-</b>
<b>Total Amount in Words : One Crore Three Lakh Eighty Six Thousands Four Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Sub Plot No. 71/B, West: 18 Feet wide Proposed Road , South: Sub Plot No. 71/A-2, North: Road
Area	Land area : 18.00 Decimal
Other Description of the Property	Address - Gutuwa Nagri Ranchi, Pin Code - 835303
Government/Market Value	10386342
Transaction Amount	-

CLAIMANT	<b>GLOBAL BUILDCON-Mr. Firoz Dilawar Khan, ,Father/Husband Name Late Mohamad Kalamullah Khan,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-02-May-2018,Permission Case No.- , Aadhaar No. *****9054, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Flat No GA and B Harmain Enclave, New Parastoli Doranda, P.S- Doranda, District-Ranchi, Pin Code-834002</b>
EXECUTANTS	<b>-Mrs. VIBHA CHOUDHARY, ,Father/Husband Name Late Janardan Prasad Singh,, Party Category-Individual , PAN No.- Date Of Birth-01-Jan-1973,Permission Case No.- , Aadhaar No. *****9402, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - 391-B, Ashok Nagar Road NO 4C, Doranda, Ranchi, Doranda, P.S- Doranda, DistrictRanchi, Pin Code-834002</b>
	<b>-Mr. GAUTAM CHOUDHARY, ,Father/Husband Name Late Bishwendra Narayan Choudhary,, Party Category-Individual , PAN No.- Date Of Birth-01-Jan-1966,Permission Case No.- , Aadhaar No. *****9181, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - 391-B, Ashok Nagar Road NO 4C, Doranda, Ranchi, Doranda, P.S- Doranda, District Ranchi, Pin Code-834002</b>

Witness Information	<b>Mr. Manish Mahto , Address - Karam Toli Lalpur Ranchi-, Father/Husband Name-Late Durga Mahto</b>
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Identifier Details	<b>Mr. Manish Mahto , Address - Karam Toli Lalpur Ranchi-, Father/Husband Name-Late Durga Mahto</b>
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<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	1,020
<b>Total</b>		<b>1,020</b>

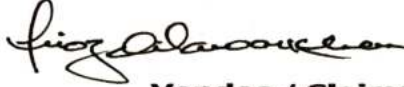
<b>Fee Rule:Development Agreement</b>		
1	A1	3,53,428
2	E	2,000
3	LL	3
4	PR	1
<b>Total</b>		<b>3,55,432</b>

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

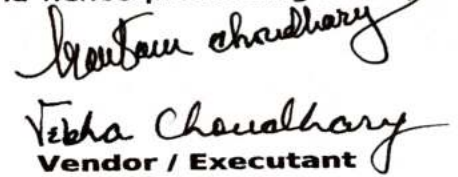
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



**Deed Writer / Advocate**



**Vendee / Claimant**



**Vendor / Executant**

**Document Registration Summary 1**

Date :-01-Feb-2025

- Government/Market Value: ₹14137100/-
- Transaction Amount: ₹14137100 /-
- Paid Stamp Duty: ₹100 /-

**Receipt :** 1153430  
**Receipt Date :** 01-02-2025  
**Presenter Name:** -

On Date 01-02-2025 Presented at SRO - Ranchi  
Urban3

Signature of Presenter

*Kaustubh Choudhary*  
SRO - Ranchi Urban3

**E** ₹2000  
**PR** ₹1  
**SP** ₹1020  
**LL** ₹3  
**A1** ₹353428  
**Stamp Duty** ₹100

**Total** ₹356552

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	FirozDilawarKhan	<ul style="list-style-type: none"><li>• GRN Number : 2500526557</li><li>• DEPT Transaction Id : 9af993c7353ece0f3a31</li><li>• Transaction Type :</li></ul>	100
E	2000	2000	0	GRAS	FirozDilawarKhan	<ul style="list-style-type: none"><li>• GRN Number : 2500526723</li><li>• DEPT Transaction Id : 453aa7c188a376714e80</li><li>• Transaction Type :</li></ul>	2000
PR	1	1	0	GRAS	FirozDilawarKhan	<ul style="list-style-type: none"><li>• GRN Number : 2500526723</li><li>• DEPT Transaction Id : 453aa7c188a376714e80</li><li>• Transaction Type :</li></ul>	1
SP	1020	1020	0	GRAS	FirozDilawarKhan	<ul style="list-style-type: none"><li>• GRN Number : 2500526723</li><li>• DEPT Transaction Id : 453aa7c188a376714e80</li><li>• Transaction Type :</li></ul>	1020

A1	353428	353428	0	GRAS	FirozDilawarKhan	<ul style="list-style-type: none"> <li>• GRN Number : 2500526723</li> <li>• DEPT Transaction Id : 453aa7c188a376714e80</li> <li>• Transaction Type :</li> </ul>	353428
LL	3	3	0	GRAS	FirozDilawarKhan	<ul style="list-style-type: none"> <li>• GRN Number : 2500526723</li> <li>• DEPT Transaction Id : 453aa7c188a376714e80</li> <li>• Transaction Type :</li> </ul>	3
Sub Total	356456	356552	-96				

**Article :** Development Agreement **Number of Pages :** 68

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer



**OFFICE OF THE SUB REGISTRAR**  
**Office Name :- SRO - Ranchi Urban3**  
**District Name :- Ranchi**  
**State Name :- Jharkhand**

## Deed Endorsement

Token No :- 202500012524







<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	68
<b>Fee Details</b>	<b>Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 353428, LL :- Rs. 3,</b>
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value :- Rs.3750624/- ,Transaction Amount :- Rs.14137100/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Nagri , Village Name :- Lalgotuwa Location :- Other Road, Lalgotuwa Word No 1</b> <b>Property Boundaries :- East: Sub Plot No. 71/B, West: 18 Feet wide Proposed Road, South: Sub Plot No. 71/A-3, North: Sub Plot No. 71/A-1</b> <b>Khata Number - 1Plot Number - 71Volume Number - 10Page Number - 244</b> <b>Area Of Land :- 6.50 Decimal</b>
<b>Property No.</b>	2
<b>Valuation Details</b>	<b>Value :- Rs.10386342/- ,Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Nagri , Village Name :- Lalgotuwa Location :- Other Road, Lalgotuwa Word No 1</b> <b>Property Boundaries :- East: Sub Plot No. 71/B, West: 18 Feet wide Proposed Road , South: Sub Plot No. 71/A-2, North: Road</b> <b>Khata Number - 1Plot Number - 71Volume Number - 10Page Number - 246</b> <b>Area Of Land :- 18.00 Decimal</b>




Sh./Smt.**GAUTAM CHOUDHARY** s/o/d/o/w/o **Late Bishwendra Narayan Choudhary** has presented the document for registration in this office today dated :- **01-Feb-2025** Day :- **Saturday** Time :- **15:43:22 PM**



**GAUTAM CHOUDHARY**(Individual)

Party Name	Document Type	Document Number
GAUTAM CHOUDHARY	PAN/UID	*****9181

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>GAUTAM CHOUDHARY</b> <b>Address1 -</b> 391-B, Ashok Nagar Road NO 4C, Doranda, Ranchi, Doranda, P.S- Doranda, District Ranchi, <b>Address2 -</b> Ranchi , , , Jharkhand <b>PAN No.:</b> <b>,Permission Case No.-</b>	No	Yes	Gautam Choudhary <b>Address:-</b> Flat No.- 5D, ADONIS CLOUD NINE APARTMENT, OPPOSITE CCL JAWAHAR NAGAR, KANKE ROAD, KANKE ROAD, Misirgonda alias pahargonda, , Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS <b>Age:59</b>			
2	<b>VIBHA CHOUDHARY</b> <b>Address1 -</b> 391-B, Ashok Nagar Road NO 4C, Doranda, Ranchi, Doranda, P.S- Doranda, District Ranchi, <b>Address2 -</b> Ranchi , , , Jharkhand <b>PAN No.:</b> <b>,Permission Case No.-</b>	No	Yes	Vibha Choudhary <b>Address:-</b> House No- 391B, , Road No-4C, Ashok Nagar, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		EXECUTANTS <b>Age:52</b>			

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<b>Firoz Dilawar Khan</b> <b>Address1 -</b> Flat No GA and B Harmain Enclave, New Parastoli Doranda, P.S- Doranda, District- Ranchi, <b>Address2 -</b> Ranchi , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Firoz Dilawar Khan <b>Address:-</b> Flate Number- G A, G B Harmain, Enclave, Beside Al Rahman Appartment, New Parastoli, Ps- Doranda, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>Manish Mahto</b> S/o-D/o <b>Late Durga Mahto</b> <b>Address1 -</b> Karam Toli Lalpur Ranchi, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Manish Mahto</b> <b>Address1 -</b> Karam Toli Lalpur Ranchi, <b>Address2 -</b> , , , Jharkhand			

Signature of Operator 

  
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **GAUTAM CHOUDHARY , VIBHA CHOUDHARY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Manish Mahto**) Son/Daughter/Wife of (**Late Durga Mahto**) resident of (**Karam Toli Lalpur Ranchi**) and by occupation (**Business**).

  
Signature of Registering Officer

Date:- 01-Feb-2025



  
Seal and Signature of Registering Officer

Above mentioned, ( **GAUTAM CHOUDHARY , VIBHA CHOUDHARY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Manish Mahto**) Son/Daughter/Wife of (**Late Durga Mahto**) resident of (**Karam Toli Lalpur Ranchi**) and by occupation (**Business**).



  
Signature of Registering Officer

  
Seal and Signature of Registering Officer

Date:- 01-Feb-2025


Token No.: 202500012524

## CERTIFICATE

### Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **01-Feb-2025** by **GAUTAM CHOUDHARY, S/O, D/O, W/O Late Bishwendra Narayan Choudhary** resident of 391-B, Ashok Nagar Road NO 4C, Doranda, Ranchi, Doranda, P.S- Doranda, District Ranchi ,Ranchi.  
This deed was registered as Document No:- **2025/RANU3/357/BK1/322** in Book No :- **BK1**, Volume No :- 39 from Page No :- 485 to 552 at, office of **SRO - Ranchi Urban3**

Date:- **01-Feb-2025**

  
Registering Officer  
**NUPESH KUMAR SINHA**  
SUB REGISTRAR  
RNC URB-3, KANKE AREA