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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 78dfd55b0b690d2da375

Receipt Date : 10-Sep-2024 11:32:08 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400115264

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : Shivay Global Through Partner Jaswant Kumar (Vendee)

GRN Number : 2404092443



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27 के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची 1 या 1 क सं० 5 के अधिन यथावत स्टाम्प सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

Vaibhav Mani Tripathi
DSR, Ranchi

निबंधन पदाधिकारी

10/09/2024

Kupaku

Jaswant Kumar

R. Srivastava

Jaswant

10/9/24

SHIVAY GLOBAL

Jaswant. Kumar
Partner

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।



ASHUTOSH KUMAR
Advocate
Enrollment No - 156/2008

ASHUTOSH KUMAR
Advocate
Enrollment No - 156/2008

ASHUTOSH KUMAR
Advocate
Enrollment No - 156/2008

श्री: श्रीमती
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नक्षी: श्री

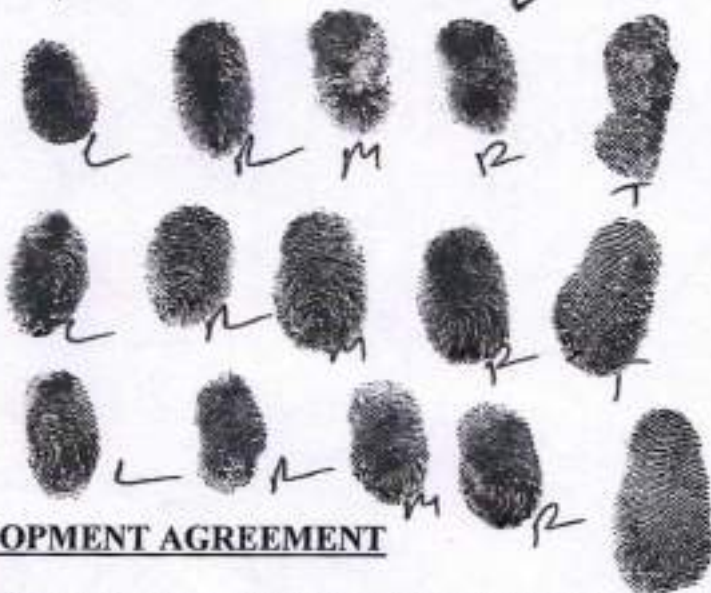
G.M. Sinha
10/09/24

Development Agreement
संपत्ति का मूल्य - 100 L

R. Sinha

सर्वे तहसिल का फीस को
जामिन का दर/रकम - 869/000
वापसी का नाम का दर/रकम
पंजीयन का नाम का दर/रकम
पंजीयन का दर/रकम

R. Sinha



DEVELOPMENT AGREEMENT

This development agreement is made and entered/executed at Ranchi on this the ...10th day of September, 2024.

(1) **RENUKA SRIVASTAVA**, Date of Birth- 20-07-1975, W/O- Late Rakesh Kumar Sinha, Daughter of Awadhesh Kumar Srivastava, Grand Daughter of Harinandan Prasad By faith- Hindu, by Category - General (Not Covered under CNT-ACT-1908), by occupation- Housewife, Resident of Road No.-1, Ratu Road, Indrapuri, Hehal, District- Ranchi, State- Jharkhand, Pin- 834005, INDIAN CITIZEN;

(2) **SANDEEP KUMAR**, Date of Birth- 08.12.1973, S/O - Late Sabhpati Lal, Grand Son of Late Ramkrishn Verma, By faith- Hindu, by Category - General (Not Covered under CNT-ACT-1908), by occupation- Service, Resident of: Road No.-1, Ratu Road, Indrapuri, Hehal, District- Ranchi, State- Jharkhand, Pin- 834005, INDIAN CITIZEN,

नि. मन्सूबान अर्जिन का नमूना है
खाता... 01... प्लॉट 948
का निलान किन्ना दर्ज नहीं पाया

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

10/09/24

Surest

10/9

SHIVAY GLOBAL
Tanwan G. Kumar

R. Srivastava

Sandeep Kumar

(3) **PREET SRIVASTAVA**, Date of Birth 11.8.2006 S/o Late Rakesh Kumar Sinha, Grand Son of Late Sabhpati Lal By faith- Hindu, by Category - General (Not Covered under CNT-ACT-1908), by occupation- Student, Resident of: Road No.-1, Ratu Road, Indrapuri, Hehal, District- Ranchi, State- Jharkhand, Pin- 834005, INDIAN CITIZEN; hereinafter called and referred to as the "OWNERS" OR "LAND OWNERS" being the **FIRST PART**.

1. **UID- XXXX XXXX 0161, PAN- CYNPS3729P, Mob- 9608554008**
2. **UID- XXXX XXXX 2228, PAN- DQXPK1986D, Mob- 9431361906**
3. **UID- XXXX XXXX 1302, PAN- SYMPS0248L, Mob- 9341185266**

AND

SHIVAY GLOBAL (PAN - AEZFS5760A) a Partnership Firm having its office at Neel Ratan Street, Near Panchmukhi Mandir, Mahavir Chowk, Upper Bazar, District - Ranchi, State - Jharkhand, PIN - 834001 represented through its Partner & Authorized Signatory namely **JASWANT KUMAR**, Date of Birth - 17.12.1977, son of Raju Burman, Grand Son of Jallu Sahu By faith- Hindu, by Category - General (Not Covered under CNT-ACT-1908), by occupation- Business, R/O- Neel Ratan Street, Near Civil Court, Upper Bazar, District - Ranchi, State - Jharkhand, PIN - 834001, Indian Citizen, hereinafter called and referred to as the "**DEVELOPER**" being the **SECOND PART**.

UID- XXXX XXXX 3338, PAN- AJRPK3634L, Mob- 6203491169

WHEREAS the term "OWNERS" AND "DEVELOPER" shall mean and include unless repugnant or excluded by the subject or context, their respective legal heirs, legal representatives, successor-in-interest, executor, administrator, and assigns.

NOW THESE PRESENTS WITNESSETH AS FOLLOWS: -

WHEREAS the "OWNERS" being the **FIRST PART**, are the "OWNERS" of the land measuring 33 Decimals being portion of R.S. Plot No. 948, Sub Plot No. 948/A (32 Decimals) and 948/B(01 Decimals), under Khata No. 1 corresponding to Ranchi Municipal Old Holding No. 662/E, New Holding No - 0330006388003A1 within Old Ward No 33, New Ward No. 31 situated at Village - Hesal, Mohalla Indrapuri Road no.-1/Bylane, P.S.-Sukhdeo Nagar, Thana No. 202, District - Ranchi, Landmark - Opposite Umang, and the aforesaid property is absolutely owned and possessed by the aforesaid Owners.

AND WHEREAS said land under Khata No. 1 is recorded in revisional survey records of right in the name of Majhihas Malik in the name of landlord Inder Dayal Singh.

SHIVAY GLOBAL
Jaswant Kumar
Partner

R. Srivastava

Jaswant Kumar

Preet

AND WHEREAS said Inder Dayal Singh died leaving behind his wife Mosomat Tundkal Kuwari and one son Brijeshwar Dayal Singh as his legal heir and successor.

AND WHEREAS said Mosomat Tundkal Kuwari wife of Inder Dayal Singh and Brijeshwar Dayal Singh son of Inder Dayal Singh had sold said land to Madan Mohan Sahay son of Bal Govind Sahay by virtue of a Registered Sale Deed No.4351 dated 15.06.1951 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS thereafter there was an amicable family compromise partition held between the said Madan Mohan Sahay and Others on 17.05.1972 following which the aforesaid Plot No.-948 measuring an area of 33 Decimals (20 Kathas) was allotted to Kuntal Sahay alias Kuntal Devi daughter of Madan Mohan Sahay W/o-Late Dr. S. Lal who mutated her name on the office of the state of Bihar now Jharkhand through Hehal anchal Ranchi under mutation case no. 653 R27/1987-88 vide order dt 30.03.1988, and accordingly rent to the state was paid on her name up to 2009-2010 and who died on 20.11.2008.

AND WHEREAS said Kuntal Sahay alias Kuntal Devi died on 20.11.2008 and her husband Dr. S. Lal also died on 02.04.2008 they both died leaving behind their sons namely Rakesh Kumar Sinha and **Sandeep Kumar (Landowner No. 2)** as their legal heir and successor who have inherited the aforesaid landed property.

AND WHEREAS said Rakesh Kumar Sinha also died on 08.01.2006 leaving behind his wife **Renuka Srivastava (Landowner No. 1)** and one son namely **Preet Srivastava (Landowner No. 3)** as his legal heir and successor who have inherited the aforesaid landed property.

AND WHEREAS **Renuka Srivastava (Landowner No. 1), Sandeep Kumar (Landowner No. 2), Preet Srivastava (Landowner No. 3)** got mutated their name in Circle Office Hehal Anchal, Ranchi vide Mutation Case No. 1540R27/2023-2024 which is entered in Register 2, Volume No. 34, Page No. 23 since then they are regularly paying rent to the state.

AND WHEREAS **Renuka Srivastava (Landowner No. 1), Sandeep Kumar (Landowner No. 2), Preet Srivastava (Landowner No. 3)** also got holding from Ranchi Municipal Corporation, Ranchi vide Holding No. 0330006388003A1 within ward No. 31 of Ranchi Municipal Corporation, Ranchi.

AND WHEREAS **Renuka Srivastava (Landowner No. 1), Sandeep Kumar (Landowner No. 2), Preet Srivastava (Landowner No. 3)** are currently being the "OWNERS" OR "LAND OWNERS" of the FIRST PART.

SHIVAY GLOBAL
Tarasant. Kumari
Partner

R. Sojvastava

Sandeep Kumar

Preet

AND WHEREAS THE "OWNERS" are in exclusive possession with absolute right, title, and interest of the Scheduled property and the same is free from all encumbrance, debts, liens, charges or attachments and in marketable condition and having good right, full power and absolute authority having perfect title to develop the whole or part of Schedule 'A' property.

1. AND WHEREAS THE OWNERS intended to develop 32 Decimals Land Part 'A' out of their said 33 Decimals Land property through a Developer, and the Developer looking suitable property for the purpose of their business of development of land.

2. AND WHEREAS THE DEVELOPER came to know about the intention of the Owners to develop 32 Decimals Land out of 33 Decimals Land, approached them with an offer, from the Owners to acquire the RIGHT TO DEVELOP 32 Decimals Land Part 'A' out of their 33 Decimals Land, and after due negotiations between the parties, the Developer has finally decided to take the 32 Decimals Land Part 'A' out of their said 33 Decimals Land clearly mentioned in attached Map, said property for development, by constructing a Multistoried Building in it, and has hereby assured and guaranteed the Owners to develop the aforesaid land without putting the Owners to any loss or damage, and the total cost of the development shall be borne by the Developers only.

3. AND WHEREAS THE DEVELOPER as aforesaid for long has been engaged in the business of Development and Construction of residential and other buildings.

4. AND WHEREAS in pursuance of the aforesaid Developers proposal to construct a Multistoried Building on the said property at the entire cost, risk, responsibility, management and legal liabilities etc. of the aforesaid Developer, the aforesaid Owners have agreed to permit the said Developer and have decided to get the landed property developed by the Developer, subject to the total and absolute compliance of terms and conditions stipulated in this Deed of Development Agreement

5. AND WHEREAS THE DEVELOPER has accepted the offer of THE OWNERS, and have agreed to construct and develop a Multistoried Residential Building named to be as "KUNTAL SABHA " over the land more fully described in The First Schedule 'A' along with all modern facilities and amenities/specifications of the Building mentioned in Schedule - D as per plan prepared by the Developer and approved by Ranchi Municipal Cooperation Ranchi wherein all the obligatory actions will be completed by the Developer in respect of Development, Construction and Transfer of proportionate share of Land, Flats and residential, parking and common spaces for all shares of both parties and wherein the Owners/First Party will not bear any cost or charges for the above mentioned jobs and the Developer shall hand over the 52% (Fifty Two percent) of total constructed or build up

SHIVAY GLOBAL

Jaswanth K. Kurnaray
Partner

R. Srivastava

Sudhakar Kumar

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area including land, flats and residential, parking and common spaces to the Owners.

AND WHEREAS in furtherance of intention of this agreement the aforesaid Owners hereby covenant with and declare to the Developer: -

- i. That, the area of the said property described in the Schedule "A" hereinafter is 32 Decimals Land Part 'A' out of their 33 Decimals Land.
- ii. That there are no attachment, statutory claim or acquisition orders under the Law for the time being in force against the said property.

AND WHEREAS THE DEVELOPER also covenants with and declares to THE OWNER:

- i. That, the name and addresses of the Developer as given in the beginning of this agreement is true and bonafide and is the address for any type of correspondence, writ, and summons etc.
- ii. That, the Developer (**JASWANT KUMAR**) is one of the partners in the said SHIVAY GLOBAL, and is a business man, carrying business of land Development, by constructing Multistoried Building, under the banner, name and style of **SHIVAY GLOBAL**, WHEREAS the Partners of the aforesaid Partnership Firm are mutually consented and agreed upon for the purpose of this agreement.
- iii. That the Registered Office of the said Partnership Firm is situated at Neel Ratan Street, Near Panchmukhi Mandir, Mahavir Chowk, Upper Bazar, Ranchi.
- iv. That, the Developer assures to the Owners that he is already engaged in such a business of Land development and Multi- Storied Building construction and has a very good experience in this regard and shall work in this project in a skill full way and in a workman like manner.
- v. That, the Developer shall construct the proposed Multi - Storied Building over said property of the Owners, at entire cost, risk, and responsibilities of the Developers and the Developers shall be solely responsible for the same.

6. AND WHEREAS, as a result of due negotiations and declarations made by both Owners and Developer, the Owners hereby grant to the Developer and the Developer hereby accept from the Owners, only "THE RIGHT TO DEVELOP" the said property "ONLY AND ENTIRELY" on "DEVELOPER'S COST AND RISK", and IN THE MANNER APPEARING IN THE TERMS, CONDITIONS AND STIPULATIONS MENTIONED IN THIS AGREEMENT.

7. That the Developer has agreed and assured to the Owners, that the Developer shall do and perform the following acts, deeds, matters and the things with utmost sincerity and care:

A. The Developer shall without unnecessary delay draw up plans for construction of the proposed Multi- Storied Building.

B. The Developer shall obtain, at his own cost and effort, the approvals of the plans for the construction from Ranchi Municipal Corporation, Ranchi and also get any other sanction / sanctions if necessary for the proposed construction of the Multi-Storied Building, and shall immediately commence the construction of the same.

C. The Developer shall at his own cost and effort, demolish the existing structures and the Owners shall reserve all rights over the value of the scraps thus obtained after demolition of the existing structures over the said landed property.

D. The Developer shall at his own cost and effort commence, erect build and completely finish the entire building with specification as described in the Schedule 'D' hereunder in a good substantial and workman like manner, with best materials suitable for the purpose and with the amenities therein appearing.

E. The Developer shall use all precautionary measures which may be required In order to avoid any accident and/or incident in carrying out the aforesaid construction. In case of any accident and/or incident the DEVELOPER shall alone be liable and responsible for the same.

F. The Developer shall indemnify the Owners from and in respect of all claims, compensation or expenses payable in consequences to any person or any demand of whatsoever nature from any authority arising from any act or acts or omission or negligence on the part of the Developer relating to or in connection with the execution of the works.

G. The Developer shall also indemnify the Owners against any claim, action or proceedings which may be brought or taken against the Owners in respect of any damages caused to the adjoining ground, building, electric poles, telephone poles and wires etc. by the Developer in performance of the work envisaged in this agreement

H. That for the speedy constructions of the proposed building the Developer shall engage Engineers, staffs, laborers etc. and the Developer shall alone be liable and responsible for the payment of their wages, salaries, bonus, overtime, gratuity, P.F..E.S.L, etc. and all other payment which may for the time being applicable. The Developer shall comply with all Labor Laws, Bye-

SHIVAY GLOBAL
Tarun and G. Kumari
Partner

R. Srivastava

Sudhakar

Preeth

Laws, rules, regulations, orders and shall also comply with the provisions of Minimum Wages Act and other Laws which are applicable.

I. That, the Developer has assured the Owners to hand over possessions of duly furnished, constructed portions, of Owners Share (as per this agreement) which is 52% (Fifty Two percent) of the area developed immediately after completion of the construction of the proposed building, including parking space, area used in common or anywhere in the building along with all common facilities and amenities thereon.

J. That, the construction of the Owners' Share as well as the Developer's Share of the Multistoried Residential Building shall proceed hand in hand simultaneously in a continuous manner as far as possible for all practical purposes.

K. The construction of the Multistoried Residential Building named to be as "KUNTAL SABHA" shall comprise of Two Blocks namely BLOCK-A facing roadside and BLOCK-B behind the said BLOCK-A. It Has been agreed between both the parties that Block - A will be Developer Share (48 %) and Block - B will be Land Owners Share (52 %).

L. That the Developer guarantees that entire structure as to the proposed Multi-Storied Building, shall be constructed and completed in good substantial and workman like manner using the best material suitable for the purpose and the Developers do hereby undertake that they shall at their own cost and efforts make good and reconstruct or complete all and any work found poor or incomplete or deficient as brought to the notice of the Developer by the owners within one and half year of handing over the possession of 52% (Fifty percent) of total area developed and/or constructed, including parking space, area used in common or anywhere in the building concerned to the share of the Owners along with all common facilities and amenities thereon.

M. That, the Developer shall also construct such a maximum area which can be constructed on the aforesaid landed property in a commercially viable manner, and as permissible under the Building Rules and Regulations and in accordance with by laws of Municipal Corporation, and also in conformity with the plans sanctioned by Ranchi Municipal Corporation, Ranchi.

N. That, the division of shares in the proposed Multi-Storied Building which is to be constructed by the Developer totally at the Developer's cost and efforts shall be in all parts and parcels of the area constructed thereon either covered or uncovered and shall be allocated between both the parties in the ratio of 52:48 of Owners and Developer respectively (i.e. 52% of the total area will go with the Owners and 48% of the total area will go with the Developer in the manner dimension is to dimension) morefully described in schedule B for landowner allocation and schedule C for developer allocation.

SHIVAY GLOBAL
Tarun Kumar
Partner

R. Srivastava

Randip Kumar

Pract

8. That, the Owners do hereby entrust and empowers the Developer to do the following act, deeds, matter and things in relation to the Development and construction of the proposed Multi- Storied Building named as "KUNTAL SABHA", on the said property described in Schedule "A" only and entirely on the Developer's cost and effort, and also in relation to any legal proceeding, matter or cause arising after the execution of this agreement, which is as follows:-

i) To construct the proposed Multi-Storied Building on the said property / amended in accordance with rules and regulations of the concerned authorities and submit the said plan to Ranchi Municipal Corporation, Ranchi with application for approval and sanction thereafter the corporation sanction the plan vide **Building Plan Case No. RMC/BP/0236/W31/2024**.

ii) To appoint Architects, Surveyors, Engineers and other persons which may be necessary for the development work.

iii) To make application to the appropriate authority for electrical, water connections and permit or permits quotas for cement, steel and other controlled building.

iv) To accept service of any writ summons or other legal process or notice, and to appear and represent the Owner in any court of law or before any Magistrate, Judicial Tribunals and other Tribunals, such as R.M.C Ranchi etc. in connection with the development of the said property and also to commence or file suits, action, other proceedings in any court or before any Public Officer or Tribunal relating to the development of the property and for any of the purpose aforesaid, and to sign, execute or deliver or file necessary Vakalatnama, Claims, Complaints, Orders, applications in case of any legal proceedings in the court of law, if any filed or brought against the interest of the Owners. The Developers shall take all measures at their own cost for all or any of the purpose aforementioned and reasonable advice of the Owners in this regard shall be obtained by the Developers at all times.

v) To enter into agreement for sale of or otherwise allot flats of the Developer's Share (and not in any case that of Owner's share) in the aforesaid Multi- Storied Building with the prospecting purchasers, if any.

vi) To mortgage the said constructed building, or any portion thereof but except any portion allotted to the Owner's share, with Bank and/or any other like financial institutions to obtain loan and raise fund for the investment in the aforesaid project, i.e. in the construction of proposed "KUNTAL SABHA", The Multi - Storied Building, which is to be constructed on the aforesaid land, and also if any for the purchase of the Flats, of the Developer's share only.

SHIVAY GLOBAL
Jaswant. Kumar
Partner

R. Srivastava

Rudra Kumar

Pract

However, it is being made clear and the Developer assure to the Owners that the fund so raised by obtaining loan after hypothecating and/or mortgaging certain portions of the proposed Building belonging to the Developer's share only and shall not be diverted or invested in any other project work for purpose of the Developer, and the total responsibility of the repayment of such loan will be of Developers only.

9. The Owners hereby agrees to give the Registered Power of Attorney in favor of the Developer if developer requires so that no hindrance or obstruction in execution of the construction of the said Building subject to this agreement occurs. However, the Developer does hereby covenant with Owners that the aforesaid Power of Attorney shall be governed by the provisions of this agreement.

10. That, it is hereby clarified and declared that the Owners shall not for any purpose be deemed to be the employer or the partner of the Developer in execution of the construction of the building. The Developer shall always be deemed to have constructed and raised the purposed building independently on the Schedule-'A' property on the terms as envisaged in this agreement

11. That, the Developer has also examined, checked and verified all papers, documents concerned to the said landed property of the Owners described in Schedule- 'A' of this agreement and is satisfied about the right, title and Interests of the Owners over the said land.

12. That, it has also agreed between the parties that, all taxes etc. arising shall be borne and paid by both the Developer and the Owners for their respective shares/parts.

13. That it is agreed between the parties to this agreement, and the Developer has assured and guaranteed the Owners that the Developer shall bear and pay to the Owners the entire cost of monthly rent, and other monthly maintenance charges for a separate and suitable residential accommodation, right from the very beginning of the aforesaid project when in order to facilitate the construction, the Owners are shifted to a separate and suitable accommodation of their choice until they take over possession of their share in the proposed Multi-Storied Building.

14. That, this is also being made clear that, in any case if the Developer either fails to comply with all or any terms and conditions of this agreement, the Owners in such all or any event, shall have right to cancel this agreement, and the entire structure and materials there on shall be taken under by the Owners and shall be free to use the same in any manner as the Owners please, and shall be deemed free from all encumbrances and the Hens caused by the Developer and the Developer shall not raise any objection to the same and the Developer will not be entitled to the cost of the materials and also for the works done If any in furtherance of this agreement, and the aforesaid under

SHIVAY GLOBAL

Jaswanth Kumar
Partner

R. Srinivasa

Srinivasa

Praveen

constructed structure if not found in the state of use then the Owners reserves right to get and reimbursed from the Developer for getting them cleared from the aforesaid property of the Owners.

15. That, the entire roof shall be provided with three feet cemented railing all around, by the Developer at the Developer's cost and effort.

ARTICLE I-THE TERMINOLOGIES AND DEFINITIONS:

i. **OWNERS OR LANDOWNERS** Shall mean (1) **RENUKA SRIVASTAVA**, Date of Birth- 20-07-1975, W/O- Late Rakesh Kumar Sinha, Daughter of Awadhes Kumar Srivastava, Grand Daughter of Harinandan Prasad By faith- Hindu, by Category - General (Not Covered under CNT-ACT-1908), by occupation- Housewife, Resident of Road No.-1, Ratu Road, Indrapuri, Hehal, District- Ranchi, State- Jharkhand, Pin- 834005, INDIAN CITIZEN; (2) **SANDEEP KUMAR**, Date of Birth- 08.12.1973, S/O - Late Sabhpati Lal, Grand Son of Late Ramkrishn Verma, By faith- Hindu, by Category - General (Not Covered under CNT-ACT-1908), by occupation- Service, Resident of: Road No.-1, Ratu Road, Indrapuri, Hehal, District- Ranchi, State- Jharkhand, Pin- 834005, INDIAN CITIZEN, (3) **PREET SRIVASTAVA**, Date of Birth 11.8.2006 S/o Late Rakesh Kumar Sinha, Grand Son of Late Sabhpati Lal By faith- Hindu, by Category - General (Not Covered under CNT-ACT-1908), by occupation- Student, Resident of: Road No.-1, Ratu Road, Indrapuri, Hehal, District- Ranchi, State- Jharkhand, Pin- 834005, INDIAN CITIZEN; of the landed property mentioned Schedule A Below and their all executors, administrators, representatives heirs, successors in interest

ii. **"DEVELOPER" OR "BUILDERS"** shall mean **SHIVAY GLOBAL** (PAN - AEZFS5760A) a Partnership Firm having its office at Neel Ratan Street, Near Panchmukhi Mandir, Mahavir Chowk, Upper Bazar, District - Ranchi, State - Jharkhand, PIN - 834001 represented through its Partner & Authorized Signatory namely **JASWANT KUMAR**, Date of Birth - 17.12.1977, son of Raju Burman, Grand Son of Jallu Sahu By faith- Hindu, by Category - General (Not Covered under CNT-ACT-1908), by occupation- Business, R/O- Neel Ratan Street, Near Civil Court, Upper Bazar, District - Ranchi, State - Jharkhand, PIN - 834001, Indian Citizen, who will develop the land and construct the Multi-Storied Building/Complex namely **"KUNTAL SABHA"**.

iii. **LANDED PROPERTY** shall mean all the piece and parcel of land measuring 32 Decimals being portion of R.S. Plot No. 948, Sub Plot No. 948/A, under Khata No. 1 corresponding to Ranchi Municipal Old Holding No. 662/E, New Holding No - 0330006388003A1 within Old Ward No 33, New Ward No. 31 situated at Village - Hesal, Mohalla Indrapuri Road no- 1/Bylane, P.S.-Sukhdeo Nagar, Thana No. 202, District - Ranchi, Landmark -

SHIVAY GLOBAL

Jaswant K. Kumar
Partner

R. Srivastava

Jaswant Kumar

Preet

Opposite Umang (Map Attached) and which is more particularly described in First Schedule -A below.

iv. BUILDING shall mean the Multi Storied Building/ RESIDENTIAL COMPLEX namely "KUNTAL SABHA" to be constructed on the land property in accordance with the sanctioned plan by the Ranchi Municipal Corporation Ranchi vide **Building Plan Case No. RMC/BP/0236/W31/2024.**

v. RESIDENTIAL AREA/FLATS shall mean the super built up area consisting of residential space, bed rooms, living rooms, bathroom, kitchen, balcony/ verandah etc.

vi. PARKING SPACE shall mean the place or area reserved for only parking of the motor cars at parking floor.

vii. COMMON FACILITIES shall mean common facilities and amenities and shall Include corridors, halt ways, stairways, passage ways, drive ways, guard room, shafts, common lavatories, pump rooms, roof tops, common tanks, Water pumps, and other common utility facilities 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, common amenities of the said building.

viii. COMMON EXPENSES shall mean and include a proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts of common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and land property, post completion of project.

ix. SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making due provision for common facilities and other space required thereof.

x. LAND OWNER'S ALLOCATION shall mean the constructed area in the form of space allocated to the OWNERS in the building to be constructed and shall be an area of 52 %(Fifty Two) in residential section in the form of completed flats out of the total built up area achieved against the Schedule 'A' landed property along with common facilities and amenities, proportionate car parking space for each completed flats along withal modern facilities and amenities in the proposed building with Undivided Proportionate Share of land morefully described in schedule B below.

xi. DEVELOPER'S ALLOCATION shall mean the constructed area in the form of space allocated to the DEVELOPER in the building to be constructed

SHIVAY GLOBAL
Tarawant. Kumar
Partner

R. Sshivastava

Sudhanshu Kumar

Sreet

and shall be an area of 48 % (Forty Eight) in residential section in the form of completed flats out of the total built up area achieved against the Schedule 'A' landed property along with common facilities and amenities, proportionate car parking space (after allotment of (LAND OWNER'S share) with Undivided Proportionate Share of land in the Schedule 'A' landed property morefully described in schedule C below.

xii. TRANSFER with its grammatical variations shall mean transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in the multi storied building to purchaser thereof although the same may not be within the definitions of the terms as given in the Transfer of Property Act other enactments.

xiii. TRANSFEREE shall mean any natural and juristic persons like individual, company, association or persons competent to enter into contract and to whom any space in the building has been transferred.

xiv. SUPER BUILT UP AREA shall mean and include common area and the carpet area of flats, wall, area, and verandah/balcony/cupboard area, the proportionate area of the staircase, guard room and generator room. Words importing singular shall include plural and vice-versa.

xv. Words importing masculine gender shall include feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders

ARTICLE II- COMMENCEMENT

This agreement shall be deemed to have commenced with effect from the date of Sanction of Map by the competent authority and from the day of signature.
ARTICLE

ARTICLE III- CONTINUATION:

This agreement shall be in force for a period of 3 (Three) Years 36 (Thirty Six) Months with an additional grace period of 6 (six) months starting from the date of sanction of the building plan from the competent authority/s, provided that stipulated period of 36 months include completion of structures in all manner including all facilities, amenities, handing over LANDOWNERS share in complete condition along with completion of relevant documents with regards to LANDOWNERS share, and required to complete the deal,

ARTICLE IV- GRACE PERIOD

Fixed period of 36 Months can be extended for 6 (six) months on mutual consent and if circumstances so require. However an extension of time of

SHIVAY GLOBAL
Tarwan S. Kumar
Partner

R. Srivastava

Judith Kumar

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extra 6(six) months may be given and allowed by the owners, if there is sufficient cause to consider and believe the cause of the delay to be bonafide, true and warranted during this extended period, However, after the expiry of the extended six months period the developers shall be liable to pay and compensate the owners for the loss of rent benefit which might come from the share of owner calculated at the rate of Rs.2000/=(Rupees Two Thousand Only) per day. Provided that if any time is lost by the developer by the happening of any event beyond the control of the Developer including force majeure, fire, tempest, general strike or any exceptional event that so much of the time so lost shall be further added to the period of the completion herein last above mentioned.

ARTICLE -V- NAME OF THE BUILDING

Name of the proposed Apartment to be constructed shall be decided by the Landlord. The proposed apartment shall consist of floors as sanctioned by the RMC or other competent authorities. The Name of Building will be "KUNTAL SABHA".

ARTICLE-VI - THE SCHEME

The scheme as formulated by the Developer and agreed by the LANDOWNERS provides as follows:-

1. That it shall be sole responsibility of the LANDOWNERS to give vacant and clear possession to the Developer and to take all steps to resolve the issue with the Tenant/ Occupant, if any, in the Schedule - A property at his own cost
2. That the LANDOWNERS have given permission and access to developer to land to perform work related to sanction of map, measurement of land, visit of site engineer, visit of Architect and other needful supervision and labor work for sanction of map.
3. That DEVELOPER will invite and select purchaser(s) agreeing to acquire on an ownership basis flat/flats in the proposed building which will be constructed in Schedule 'A' landed property. The Developer would construct flats along with common parts, common amenities and common facilities appertaining to the same.
4. That the DEVELOPER shall get the plans sanctioned from the RMC/competent authority and the LANDOWNERS hereby empower the DEVELOPER to sign any document required for the sanction of the plan.
5. That after the delivery of the aforesaid building by the DEVELOPER to the LANDOWNERS, the later shall enjoy all the rights and privileges exclusively

SHIVAY GLOBAL
Jaswanth K. Kumar
Partner

R. S. SivaSana

Sudhakar Kumar

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in their share of property and will not be subjected to the any liabilities whatsoever as other Flat owners or the prospective Purchaser if any.

6. That upon handing over of the possession of the flat to the LANDOWNERS, the LANDOWNERS agree to pay to the DEVELOPER/And/ Or the temporary ad hoc Committee meant for the purpose, the proportionate share of common EXPENSES OF ALL TAXES, outgoing and other charges, hereunder written from and after the date of said flat becomes ready for occupation till the DEVELOPER hands over possession and management of the common parts to flats owners or association to be formed for the purpose.

ARTICLE-VII- DEVELOPER'S RIGHT:

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 and the said Multi Storied Building and Residential Complex and to commercially exploit his allocation by or entering into agreements for sale and/or transfer and/or construct in accordance with the plan sanctioned by the Ranchi Municipal Corporation with or without amendment and/or construct modification made or caused by the DEVELOPER. It is made clear that the Developer can transfer his share only after completion of the building and handing over the Landowners share.

2. The DEVELOPER with the written consent of landowners shall be entitled to alter the plan, if as may be required under RMC, Ranchi rules at his own costs and shall pay and bear all fees, including architects fees, charges as required to be paid or deposited for obtaining the sanction of RMC Ranchi and for the construction of the building as the said premises

3. The DEVELOPER shall be at liberty to sell in at any rate of his allotted portion and parking space along with proportionate share of land in the Schedule 'A' property.

ARTICLE-VIII OWNERS/LANDOWNERS ALLOCATION:

LAND OWNER'S ALLOCATION shall mean the constructed area in the form of space allocated to the OWNERS in the building to be constructed and shall be an area of 52 %(Fifty Two) in residential section in the form of completed flats out of the total built up area achieved against the Schedule 'A' landed property along with common facilities and amenities, proportionate car parking space for each completed flats along withal modern facilities and amenities in the proposed building with Undivided Proportionate Share of land. It shall be the constructed area in the form of such residential area, i.e. Flats, along with parking space in the aforesaid building complex as per specification as agreed upon by the LAND OWNERS and DEVELOPER being exclusively allocable to the LAND OWNERS and/or las nominee or

SHIVAY GLOBAL
Jaswanth. Kumar,
Partner

R. Srinivastava

Sandeep Kumar

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nominees. AND The DEVELOPER shall at his own costs construct, create and complete in all respects, the said multistoried residential complex and shall allocate to the LAND OWNER of the area of the residential flats and parking space such as out of the total constructed area, the LANDOWNERS will get 52% of the super build up area with car parking space morefully described in **Schedule "B"** below.

ARTICLE-IX BUILDERS/ DEVELOPEHS ALLOCATION:

1. That the Developer's allocation is defined as the remaining 48% super built up area out of the total super built up area as per the sanctioned and approved building plan in the format of Flats and remaining parking space and remaining undivided proportionate share in land shall remain with the Developer as Developer's Allocation, In consideration of the above, the DEVELOPERS shall be entitled to 48% super built up area or saleable space in multistoried building to be constructed on the land property together with the undivided proportionate share on the said land and the entire roof shall be provided with three ft cemented railing all around, by the DEVELOPERS at the DEVELOPER'S cost and effort together with undivided proportionate share in the common area and in the common facilities and other services area in the building morefully described in **Schedule "B"** below. after providing for LAND OWNWER'S Allocations as provided in article -VIII herein above and the DEVELOPER shall be entitled to advertise his share for sale, enter into an agreement for sale and transfer 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 or execute sale deed, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent from the LAND OWNERS and this agreement by itself shall be treated as a consent by the LAND OWNERS.
2. The DEVELOPER shall be entitled to mortgage, charge or to deal with the DEVELOPER'S allocation and its rights, title, and interest under this agreement

ARTICLE -X FORCE MAJEURE:

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

SHIVAY GLOBAL
R. Srivastava
Sudant Kumar
Jaswant G. Kumar
Partner

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ARTICLE-XI: MISCELLANEOUS:-

1. The LANDOWNERS and the BUILDER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe a partnership between the BUILDER and the OWNERS or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons. All liabilities with respect to development, compliances, finance etc. shall be borne by the Developer only.

2. It is understood that from time to time to facilitate the construction of the building by the builder and transfer of flats various deeds matters and things not therein specified may be required to be done by the builder and for which the builder may need the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relative to which specific provisions may not have been mentioned herein. *

The OWNERS hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the OWNERS also undertake to sign and execute all such additional applications and other documents only in relation to construction of the building by the Developer and transfer of flats, if required, provided by the DEVELOPER and transfer of flats, if required, provided that all such deeds matters and things do not in any way infringe on the rights of the OWNERS and/or go against the spirit of this agreement.

3. That it has been agreed between the parties that the existing structure standing, if any, over the Schedule 'A' land shall be demolished by the DEVELOPER on his own cost and he will start the process of demolishing and clearing the existing structure, construction of boundaries, installation of gate from the date of sanction of Map from Ranchi Municipal Corporation.

4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in the law by the OWNERS of the land property or any part thereof to the builder or as creating any right title or interest in respect thereof in the Builder other than an exclusive license to the Builders to commercially exploit the same in terms thereof provided, until the completion of the building. However, the builder shall be entitled to borrow money from any bank or banks or other financial institutions for the purpose of constructing the above mentioned building on their own cost and repayment to the financial institution shall be made by the developers only for the purpose aforementioned without creating any financial liability of the LANDOWNERS or affecting their estate and interest in the land property and it is being expressly agreed and understood that in no event the LANDOWNERS shall be responsible and/or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the Developer shall keep the LANDOWNERS indemnified against all actions, suit proceedings and costs, charges and expenses if arises due to construction or

SHIVAY GLOBAL
Jaswant. Kumari
Partner

R. Sinastava

Sudamp Kumar

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development work, and if any defect is noticed in the title with the respect to the Schedule land, the LANDOWNERS will be responsible for all expenses.

5. As and from the date of completion of the building the builder and/or his transferee and the LAND OWNERS and/or their transferee 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 existing agreement regarding the development and sale of the said premises and that all arrangements if any, prior to this agreement have been cancelled and are being superseded by this agreement The LAND OWNERS assure and guarantee that the land property is free from any encumbrances, attachment, charge, and claim or demand whatsoever by or from anyone whomsoever and that they have absolute authority, perfect right and indefeasible title to enter into this Development Agreement.

7. It shall be mandatory and necessary on the part of the LAND OWNERS to become members of the FLAT OWNERS Association or Society, formed by the members staying in the said building complex, and the Association of the FLAT OWNERS will repair and maintain the property and shall pay all charges of various Government Duties and levies and repair of any other outgoing relating to the said property and the building and shall be payable by all the Flat Owners. FLAT OWNERS Association or Society shall be the apex body, relating to all interests of all the Flat OWNERS and shall work for the peaceful living of all members.

8. That the Developer shall at any cost not sublet or assign the project to any other person or developer.

9. The DEVELOPER can appoint any person/persons for any services in the construction of the apartment buildings and residential complex, for which the land OWNERS will have no objection whatsoever.

10. The LAND OWNERS have provided vacant possession of the above mentioned plot to the DEVELOPER immediately after execution of this agreement and the builder/developer will start the construction work from the date of sanction /approval of plan. Thereafter as per plan approved by RMC Ranchi, builder will carry on the construction work from start to finish in a regular manner and the DEVELOPER will not leave the construction of the building in the middle.

11. it is further agreed and undertaken by the DEVELOPER that the LAND OWNERS shall have full right, title, ownership, interest over the built up area allotted to the LAND OWNERS as their share more specifically described in the LAND OWNERS ALLOCATION/SHARE and shall be fully entitled to enjoy the above built up areas and shall be fully entitle to transfer convey, grant, otherwise, alienate or transfer their interest in any manner as deemed fit

SHIVAY GLOBAL
Saswanti Kumari
Partner

R. Srinivastava
Sudip Kumar

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by the LAND OWNERS to any person, association or persons, firm, company, corporate body co-operative societies, govt. Agencies etc. on such terms and conditions as maybe decided by the LAND OWNERS. The name of the Multi Storied Building Complex shall be "KUNTAL SABHA ".

12. The LAND OWNERS or their nominees shall have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.

13. That the LAND OWNERS will provide all the land documents to the DEVELOPER pertaining to Schedule "A" land as per requirement.

14. That the LAND OWNERS will not raise and questions or objection if any changes or amendment, done by the DEVELOPER in the said multi storied building without disturbing the LAND OWNERS share as permitted to RMC Ranchi, if done with the consent of the landowners.

15. That the Municipal taxes, Land revenue and Electricity charges etc. will be borne by the DEVELOPER from the date of sanction of building plan till the possession of the flat is given to the LANDOWNERS, However, the LAND OWNERS will pay the proportionate necessary charges, fees, levied by Corporation/Government from time to time along with other properties post completion and transfer of position.

16. That the DEVELOPER will not do any quality variation in DEVELOPER'S and/or LAND OWNERS' share.

17. That the DEVELOPER will use standard materials in the multistoried buildings without any variations in the share of LAND OWNERS and similarly standard materials shall be maintained throughout the construction.

18. That the developer shall also construct a Guard Room for the Guard near the entrance or other suitable place in the premises as advised by the architect.

19. That the developer shall follow Vastu Shastra for construction of the building, as far as possible keeping in view the building byelaws and other norms of sanctioning authority and also as advised by the architect.

ARTICLE-XII LEGAL PROCEDURE

1. That this Development Agreement is hereby executed U/S-5(I) of Jharkhand Apartment (Flat) Ownership Act 2011 between LANDOWNERS and DEVELOPER. Both the parties hereby bind themselves to accept the terms and conditions of this development agreement

2. That both the parties hereby agree that as per sub section 2 of section 5 of jharkhand Apartment (Flat) Ownership Act 2011, after the completion of construction of building project, the respective Shares of the

SHIVAY GLOBAL
Saswami K. Karmali
Partner

R. Srinivastava

Sudip Kumar

Sreet

DEVELOPER/PROMOTER/BUILDER and the LANDOWNERS, shall be absolute OWNERS of their respective shares and they will be entitled to sell and or transfer their shares separately by any means including gift, exchange, lease or Will. No separate power is required to be executed by Land OWNERS in this context .

3. It is hereby expressly agreed by and between the parties hereto that it will be responsibility of the LAND OWNERS and the DEVELOPER jointly to defend all actions and proceedings in respect of title of the aforesaid land property, if circumstances require for same.

4. That there is no need of Power of Attorney for sale of developer allocation even then the LAND OWNER will provide POWER OF ATTORNEY if required by the developer for the same.

5. The LAND OWNERS agree to produce /handover all relevant document regarding title, possession, municipal taxes and other legal papers concerning the land properties referred above, in original, as and when required or demanded by Developer. The LAND OWNERS further assure and confirm to provide to the DEVELOPER any other document is required in connection with the said landed property within a reasonable time.

6. The Courts of Ranchi will alone have the jurisdiction in ail legal matters arising out of and concerning this transaction.

7. That both parties shall have to abide by all the terms and conditions mentioned herein.

8. That this Development Agreement is being registered under the provision of Jharkhand Apartment (Flat) Ownership Act, 2011.

9. That in terms of Section 5, Sub Section (1), of this Development Agreement is executed by the land owners and DEVELOPER and to be presented for registration before the District Sub-Registrar, Ranchi which contains the terms and conditions including the portion of the building and land, that would be shared by the land Owners and the Developer.

10. The parties agree that all dispute between the LANDOWNERS and the Developer shall be referred to sole arbitrator in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

11. That in pursuance to the provision contained in Sub Section (I) of Section 5 of Jharkhand Apartment (Flat) Ownership Act, 2011, after completion/construction of the proposed building the Land owners and Developer shall become absolute owner of their respective shares as described in detail of the Schedule "B" Land Owners Allocation and Schedule "C", Developers Allocation respectively of the Development Agreement, whereby

SHIVAY GLOBAL
Tanwanth. Kumar
Partner

R. Srivastava

Sundar Kumar

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they shall become entitled to sell/transfer/gift/mortgage/alienate their respective shares as absolute owner without any let or hindrance from each other.

12. The Land Owners shall bear and pay all outstanding charges of whatsoever nature due and payable in respect of Schedule "A" property including ground rent, property tax, water and electricity charges, municipal dues, /tax and other outgoings up to the date of handing over the land for start of construction, and thereafter taxes etc. will be borne by the Developer and the Developer shall indemnify the Owners against the same.

13. This agreement is irrevocable in the extent and both parties shall have to abide by all the terms and conditions mentioned herein.

SCHEDULE -"A"

All that piece and parcel of land measuring **32 Decimals** being portion of R.S. Plot No. **948**, Sub Plot No. 948/A, under Khata No. **1** corresponding to Ranchi Municipal Old Holding No. 662/E, New Holding No - **0330006388003A1** within Old Ward No 33, New Ward No. **31** situated at Village - **Hesal**, Mohalla Indrapuri Road no.-/Bylane, P.S.-Sukhdeo Nagar, Thana No. **202**, District - Ranchi, Landmark - Opposite Umang.

North :- ROAD
South :- HOUSE OF NIRAJ SINHA
West :- LAND OF PRASHANT SHAHAY
East :- LAND OF TULSI PRASAD

Valuation for registration = Rs. 2,78,11,200/- only

SCHEDULE -"B"

Out of total built up area calculated / achieved against Schedule "A" land, the LAND OWNER'S ALLOCATION shall mean the constructed area in the form of space allocated to the OWNERS in the building to be constructed and shall be an area of 52 %(Fifty Two) in residential section in the form of completed Flats out of the total built up area achieved against the Schedule 'A' landed property along with common facilities and amenities, proportionate car parking space for each completed flats along withal modern facilities and amenities in the proposed building with Undivided Proportionate Share of land and the whole roof top rights of the Owner's share of the Multi-Storied Residential Building Known as "KUNTAL SABHA ".

SHIVAY GLOBAL
Jaswanth. Kumar,
Partner

R. Siva Sankar

Rudra Kumar

Prakash

SHIVAY GLOBAL
 Sarwanand. Kulkarni
 Partner

<u>KUNTAL SABHA FLOOR PLAN</u>					
<u>For Owner's Share in Block 'B'</u>					
Sl.No	Flat No.	Particular	B. Area	S.B. Area	Proportionate Share of Land
1.	G1 (B)	For Owner	1378.00 Sqft.	1794.00 Sqft.	1.38 Decimals (Plot- 948)
2.	G2 (B)	For Owner	1360.00 Sqft.	1771.00 Sqft.	1.37 Decimals (Plot- 948)
3.	G3 (B)	For Owner	1321.00 Sqft.	1720.00 Sqft.	1.33 Decimals (Plot- 948)
4.	101 (B)	For Owner	1378.00 Sqft.	1794.00 Sqft.	1.38 Decimals (Plot- 948)
5.	102 (B)	For Owner	1360.00 Sqft.	1771.00 Sqft.	1.37 Decimals (Plot- 948)
6.	103 (B)	For Owner	1321.00 Sqft.	1720.00 Sqft.	1.33 Decimals (Plot- 948)
7.	201 (B)	For Owner	1378.00 Sqft.	1794.00 Sqft.	1.38 Decimals (Plot- 948)
8.	202 (B)	For Owner	1360.00 Sqft.	1771.00 Sqft.	1.37 Decimals (Plot- 948)
9.	203 (B)	For Owner	1321.00 Sqft.	1720.00 Sqft.	1.33 Decimals (Plot- 948)
10.	301 (B)	For Owner	1378.00 Sqft.	1794.00 Sqft.	1.38 Decimals (Plot- 948)
11.	302 (B)	For Owner	1360.00 Sqft.	1771.00 Sqft.	1.37 Decimals (Plot- 948)
12.	303 (B)	For Owner	1321.00 Sqft.	1720.00 Sqft.	1.33 Decimals (Plot- 948)
		Total-	16236	21140	

R. Srivastava

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SCHEDULE- "C"

Out of total built up area calculated / achieved against Schedule "A" land, the DEVELOPER'S ALLOCATION shall mean the constructed area in the form of space allocated to the DEVELOPER in the building to be constructed and shall be an area of 48 % (Forty Eight) in residential section in the form of completed flats out of the total built up area achieved against the Schedule 'A' landed property along with common facilities and amenities, proportionate car parking space (after allotment of (LAND OWNER'S share) with Undivided Proportionate Share of land in the Schedule 'A' landed property.

SHIVAY GLOBAL
Somasant. Kurmas
Partner

<u>KUNTAL SABHA FLOOR PLAN</u>					
<u>For Builder Share in Block 'A'</u>					
Sl.No	Flat No.	Floor	B. Area	S.B. Area	Proportionate Share of Land
1.	G1 (A)	Ground Floor	1084.00 Sqft.	1419.00 Sqft.	1.10 Decimals (Plot- 948)
2.	G2 (A)	Ground Floor	1268.00 Sqft.	1660.00 Sqft.	1.27 Decimals (Plot- 948)
3.	G3 (A)	Ground Floor	1377.00 Sqft.	1801.00 Sqft.	1.39 Decimals (Plot- 948)
4.	101 (A)	First Floor	1084.00 Sqft.	1419.00 Sqft.	1.10 Decimals (Plot- 948)
5.	102 (A)	First Floor	1268.00 Sqft.	1660.00 Sqft.	1.27 Decimals (Plot- 948)
6.	103 (A)	First Floor	1377.00 Sqft.	1801.00 Sqft.	1.39 Decimals (Plot- 948)
7.	201 (A)	Second Floor	1084.00 Sqft.	1419.00 Sqft.	1.10 Decimals (Plot- 948)

R. Srinivastava

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8.	202 (A)	Second Floor	1268.00 Sqft.	1660.00 Sqft.	1.27 Decimals (Plot- 948)
9.	203 (A)	Second Floor	1377.00 Sqft.	1801.00 Sqft.	1.39 Decimals (Plot- 948)
10.	301 (A)	Third Floor	1084.00 Sqft.	1419.00 Sqft.	1.10 Decimals (Plot- 948)
11.	302 (A)	Third Floor	1268.00 Sqft.	1660.00 Sqft.	1.27 Decimals (Plot- 948)
12.	303 (A)	Third Floor	1377.00 Sqft.	1801.00 Sqft.	1.39 Decimals (Plot- 948)
		Total-	14916	19520	

(SCHEDULE OF SPECIFICATIONS) :-

Foundations	R.C.C. foundation system with Anti Termite Treatment as per design and specification of structural consultant Architect.
Structure	R.C.C. Frame structure
Walls	Bricks wall with cement mortar plaster with ratio of 1:6, branded cement will be used.
Floor	Vitrified Tiles branded 4" skirting each side.
Wall finish	Inner wall will be finished with POP. Outer wall will be finished with Putti/Restic and painted with of choiced colour.
Door	Main Door of Designer Flush Door and other with ISI Flush Door with safety Locks and painted with Synthetic enamel paints. Door-30mm thick ISI mark.

R. Srivastava

SHIVAY GLOBAL
Tarun B. Kumar

R. Srivastava

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Windows/Ventilators	Sliding aluminum window (3 Track) with grill.
Water supply	Through 6" deep bore well (or as per government norms) to O.H. tanks with required capacity of specific submersible Pump connected with 1 electric pumps.
Toilets	Floor tiles (branded) with ceramic tiles dado up to 7'-0" height with hot and cold water lines provide without geysers. All fittings of ISI Mark. One wash basins will be provided in each toilet and dining space.
Water supply & sanitary Fittings	Standard make white glazed sanitary ware with cisterns of acrylic fiber glass (branded) Hot & Cold Water fittings in Wash Basin & Bathroom. All fittings of branded made. Wash Basin with pedestal in Dining Hall with Hot and Cold connection.
Electrical Telephone & fittings	T.V./Cable T.V. point to be provided with electric switch in Drawing Room and Master Bed Room Switches must be of Modular make. A.C. Point in Leaving area and Master Bed Room. Wires will be copper with ISI mark. Invertor's connection will also be provided.
Lift (Automatic)	ISI make capacity of 6 persons branded company.
Common space in each floor Stair	Tiles or Marble or Granite
Generator	Soundless branded Generator- 500 wt for each flat and common purposes.
Transformer	Electrical connection from JSEB or other authority in specific land as per the No. of Units permissible by RRDA.

R. Srivastava

SHIVAY GLOBAL
Jaswant. Kumar

Rudip Kumar


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Water Harvesting system	Will be provided as per Govt. Norms
Fire fighting system as per law	For the whole building complex as per law.

IN WITNESS WHEREOF the parties have put their respective hands on the date, month and year above written after fully understanding the contents of this deed.

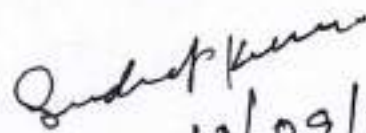
Witness :

Signature of Landowner

1. 
 Ravi Kumar
 10/9/24


1. R. Srinivasa
 10/09/24

2. Babu Kumar

2. 
 12/09/24

Babu Kumar

Late Baliram Bhagat

3. 
 10/09/24

Uranipur Siwan, Siwan
 Bihar.

At An Upper Bazar, Ranchi.

10/9/24

SHIVAY GLOBAL

Jaswant. Kumar

Partner

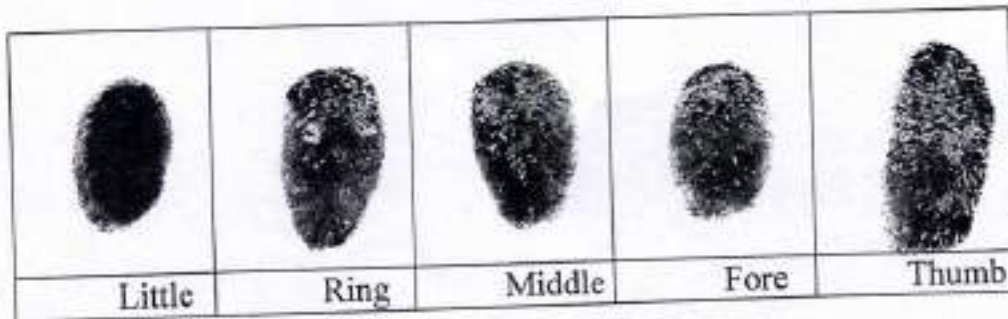
10/09/2024

Signature of DEVELOPER



ASHUTOSH

Advocate
Enrollment No - 156/2008



Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me or before me.

Drafted By

AK Adv.
10/09/2024

ASHUTOSH KUMAR
Advocate
Enrollment No - 156/2008

Sandeep Kumar

R. Srivastava
Partner



VELLADE - HESAL
MADRAS NO - 202
MADRAS DIST - RAJAHMUNDRU
Plot No - 948

Area
32 Acre



R. Sivastana

SHIVAY GLOBAL
Jaswanth. Kumar
Partner

to Sundar Kumar.

पृष्ठ संख्या

2018

202

निर्देश (संशोधन का कारण)

1. निदेश संख्या

2. तिथि

21/11

1. निदेश संख्या

2. तिथि

3. निदेश का नाम

4. निदेश का कारण

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----

निदेश संख्या

2018

पृष्ठ संख्या

2018

25/11/18

Page-1

निर्देश संख्या

2018

9/11

2/11

25/11/18

21/11

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1. निदेश संख्या

2. तिथि

3. निदेश का नाम

4. निदेश का कारण

1. निदेश संख्या

2. तिथि

3. निदेश का नाम

4. निदेश का कारण

04.96%



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP142219704

11/30/2023



नामांतरण शुद्धि-पत्र

ला का नाम	राँची	अनुमंडल नाम	सदर	अवर्ग का नाम	हेहल	हल्का	हल्का-01
डेट का नाम	झारखण्ड	भाग	34	पृष्ठ संख्या वर्तमान	23	धाना न.	202
		वर्तमान(VOL)					

मिक ख्या	केस न.	मौजा का नाम/ राजस्व धाना न.	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग पृष्ठ संख्या न. वर्तमान वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	समान	रजिस्टर 2 अवधन तिथि अभिवृत्ति
7704	1540 /R27 2023 - 2024	हेंसल/ 202	राँची	30/11/2023	By Succession जमीन से सम्बंधित दस्तावेज Dated	1 12 350	1 248 33 डिसमील	100	

<p>दाता का नाम : RENUKA SRIVASTVA पति-LATE RAJESH KUMAR SINHA, जाति-----, पता-ROAD NO 1 RATU ROAD INDRAPURI HEHAL RANCHI) एवं (PREET SRIVASTVA पति-LATE RAJESH KUMAR SINHA, जाति-----, पता-ROAD NO 1 RATU ROAD INDRAPURI HEHAL RANCHI) एवं (SANDEEP KUMAR पति- ABHAPARI LAL, जाति-----, पता-ROAD NO 1 RATU ROAD INDRAPURI HEHAL RANCHI)</p>	<p>जमाबंदी रैयत का नाम : श्रीमती कुन्तल देवी-पति-श्री एल. लाल</p>	<p>विक्रेता का नाम : KUNTAL DEVI, पति-L. LAL, जाति-----, पता-ROAD NO 1 RATU ROAD INDRAPURI HEHAL RANCHI</p>
---	---	---

राजस्व कर्मचारी हल्का-01 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid



Digitally signed by

RAJ KUMAR PRASAD

अंचलाधिकारी हेहल

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 10, 2024

पंजी II प्रति

भाग वर्तमान	34	पृष्ठ संख्या	23										
जिला का नाम	रोही	अनुमति नाम	सर	अर्पण का नाम	हेमल	हुनका का नाम	हुनका-01	इस्टेट का नाम	JHARKHAND				
ब्लॉक का नाम	हैनल	होस्टिंग संख्या	1	होली संख्या		भाग संख्या	202	खता का प्रकार	—				
RENUKA SRIVASTVA, पति-LATE RAJESH KUMAR SINHA, जति-— एव PREET SRIVASTVA, पति-LATE RAJESH KUMAR SINHA, जति-— एव SANDEEP KUMAR, पति-SABHAPARI LAL, जति-—													
खता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार					लगान	सेस				
L	248	0 रे 33 डि 0 हे	नामानकृत मुकदमा संख्या 1540/2023 - 2024					100	0				
	कुल परिवर्तन	0 रे 33 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	आगत से	आगत तक	लागत बकाया	लागत धारु साल	रीड सेल बकाया	रीड सेल धारु साल	शिक्षा सेल बकाया	शिक्षा सेल धारु साल	स्वास्थ्य सेल बकाया	स्वास्थ्य सेल धारु साल	कुपि सेल बकाया	कुपि सेल धारु साल
12-01-2023	0150736014	2023-2024	2023-2024	0	100	0	25	0	50	0	50	0	20

List Of Mutation Cases on the above transaction in Register- II Mutation Cases Not Found !!

List Of Case Status Details

www.jh.gov.in

यह एक ऑनलाइन जॉंचा प्रति है।
यह पृष्ठ केवल प्राप्ति की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धि के लिए सम्बन्धित सहायिकाओं से संपर्क करें।
ज्यादा जानकारी के लिए पृष्ठ नंबर 248 देखें।

ऑनलाइन जॉंचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

September 10, 2024

पंजी II प्रति

भाग वर्गीकरण	34	पृष्ठ संख्या	23										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अपना का नाम	हंडल	इलाका का नाम	इलाका-01	इस्टेट का नाम	JHARKHAND				
सौदा का नाम	हेमल	होजिंग संख्या	1	लॉजी संख्या		धाना संख्या	202	खाना का प्रकार	—				
RENUKA SRIVASTVA, पति-LATE RAJESH KUMAR SINHA, जति- — एवं PREET SRIVASTVA, पति-LATE RAJESH KUMAR SINHA, जति- — एवं SANDEEP KUMAR, पति-SABHAPARI LAL, जति- —													
खाना नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				अमान	सेंस			
1	248	0 ए 33 डि 0 इ			समाकलन मुकदमा संख्या 1540/2023-2024				100	0			
कुल परिवार		0 ए 33 डि 0 इ											
तारीख	प्रति पत्र संख्या	साल से	साल तक	समाप्त बकाया	समाप्त धानु साल	रीट सेस बकाया	रीट सेस धानु साल	विश्रा सेस बकाया	विश्रा सेस धानु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धानु साल	कृषि सेस बकाया	कृषि सेस धानु साल
12-01-2023	0150736014	2023-2024	2023-2024	0	100	0	25	0	50	0	50	0	20

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

अनुमंडल

← BACK

यह एक अग्रिम सूची है।
यह अग्रिम सूची में परिवर्तन के लिए है।
जिला और प्रशासनिक अनुमंडलों के लिए संबंधित अधिकारियों से संपर्क करें।
सदर का संचालन करने के लिए प्लॉट नंबर जिनका है।

ऑनलाइन जाँचा

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सरकल | नाम मौजा मय

धाना को धाना नम्बर

हेहल | हेसल | 202 | RENUKA SRIVASTVA ,PREET SRIVASTVA ,SANDEEP KUMAR

V

फरद मलकी / फरद रेयती Page No. : 23

नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 34

वो सकुनत नम्बर। Receipt No. : 0150736014

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1	948	0 एकड़ 33 डिग्रमील 0 हेक्टर

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली

जौत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा सात का।

मांग बाबत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	100.00					100.00
गुजारी (भावली)	25.00					25.00
सेस	50.00					50.00
सूद	50.00					50.00
मूतफरकात	20.00					20.00
मौजान	245.00					245.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतासबा हाल (2023-2024)	फाजित
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					100.00	
गुजारी (भावली)					25.00	
सेस					50.00	
सूद					50.00	
मूतफरकात					20.00	
मौजान अदायकारी					245.00	

(१) मौजान कुल (खफजों में) : Two Hundred Forty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 01-12-2023

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



ऑनलाइन जाँचा

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

RANCHI MUNICIPAL CORPORATION RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr /Mrs /Ms

SANDEEP KUMAR S/O LATE SABHAPARI LAL, SMT RENUKA SRIVASTAVA W/O
LATE RAKESH KR SINHA

Memo No. : FAM/033/409608/2022-
2023

Address: INDRAPURI ROAD NO 01 RATU ROAD RANCHI RANCHI

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 3 0 0 0 6 3 8 8 0 0 3 A 1

The annual rent value of this holding is Rs. 2208.97 - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 31 (Old Ward No.-33), 2208.9 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 2%	Quarter: 1/ Year: 2016-2017	2227.4	2227.4	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	2208.92	2208.92	0	0
	Total amount		4436.32	4436.32	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



For Details Please Visit : www.ranchimunicipal.com
OR Call us at 18008904115 or 0651-3500700

In Collaboration with
GRI Publication & Stationers Pvt. Ltd.



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,

RENUKA SRIVASTAVA ,PREET SRIVASTAVA AND SANDEEP
KUMAR
INDRAPURI HEHAL RANCHI, 834005

Re:sanction of your building plan case no. **RMC/BP/0236/W31/2024** dated **21/3/2024** for grant of license on Dated **25/7/2024** for the **Building Development Permit** in Khata No.: **1** on RS Plot no.: **948** Situated in Colony/Street: Mohalla/Bazar/Road: .

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.171930/-
2. You have to furnish & Deposit a Gift Deed of **12.56** 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.173668/- labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEZFS5760A



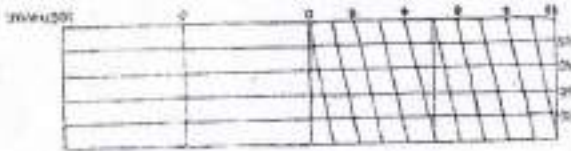
नाम / Name
SHIVAY GLOBAL

स्थापना की तारीख
Date of Incorporation/Registration
01/04/2023

SHIVAY GLOBAL
Jaswanli Khermar
Partner

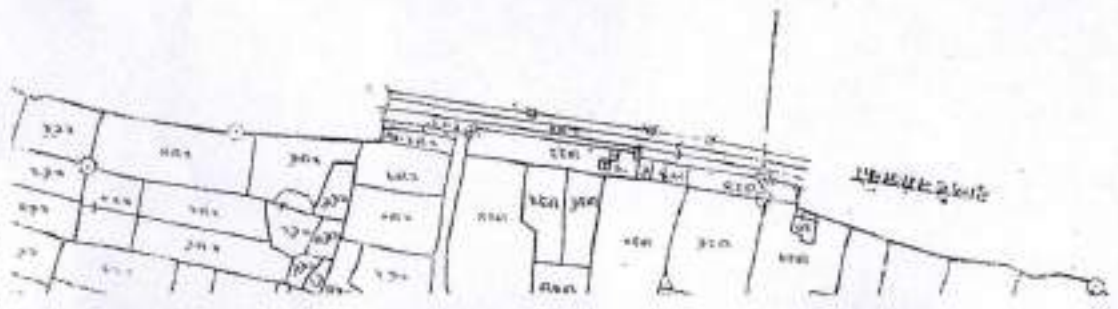
✓

✓



Scale for locher - Mill.

HESOL
 कर्मचारी
 का नाम
 पता
 स्थान



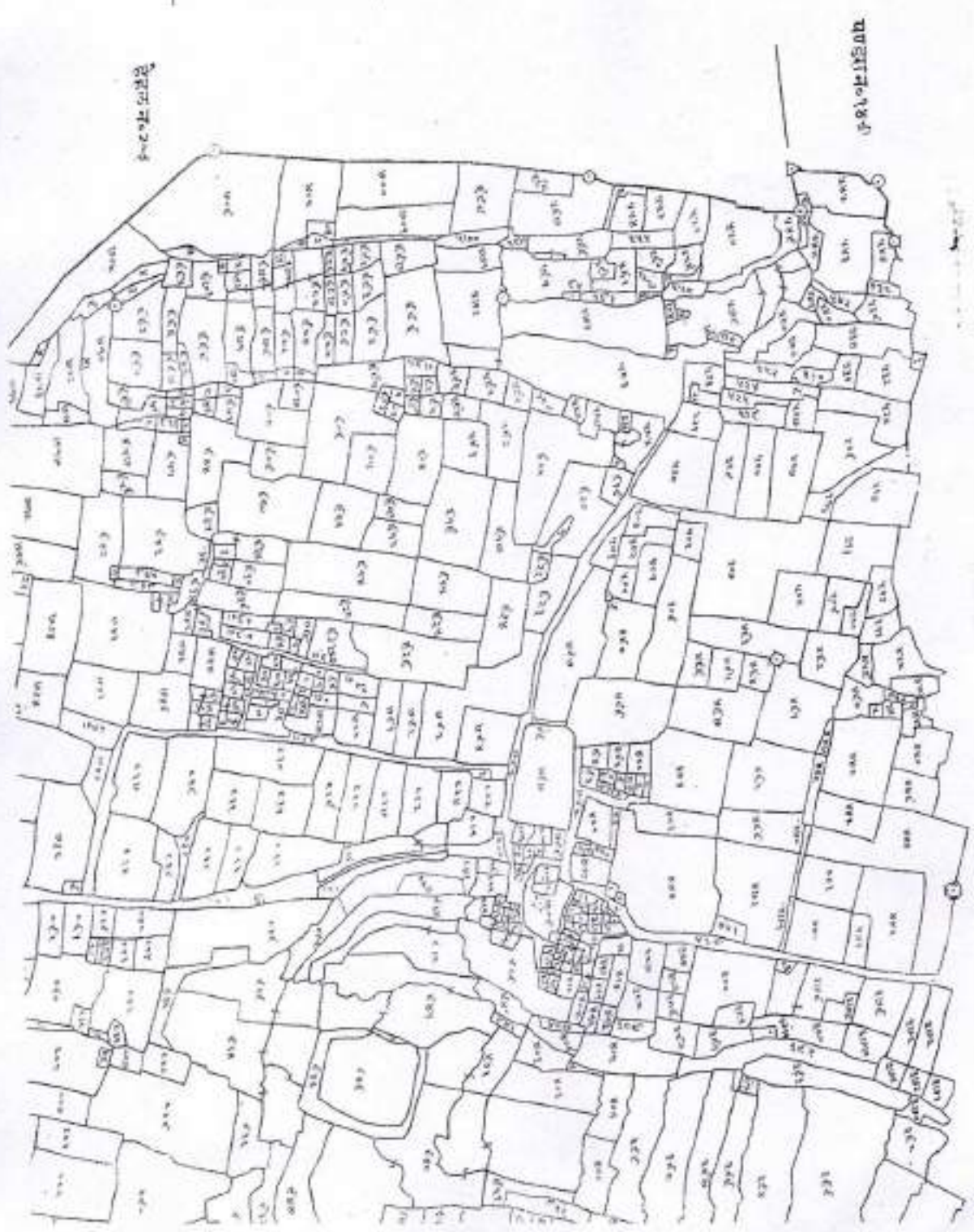


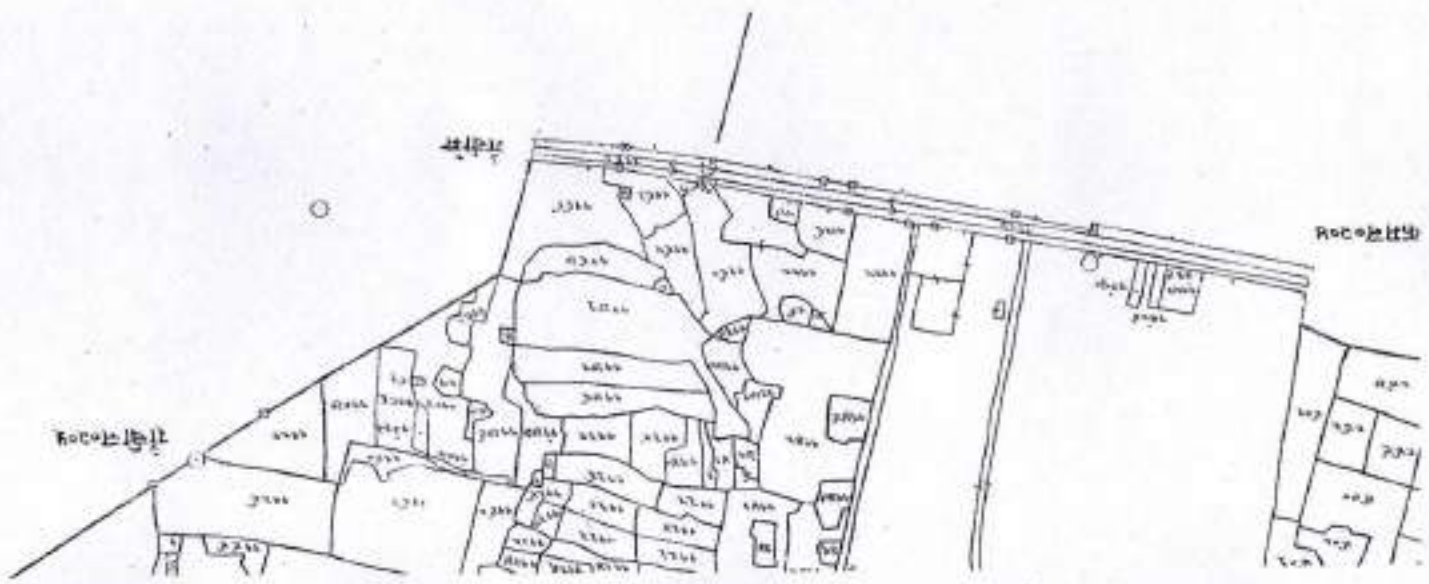
Figure 10-2-1

Superintendent of Survey

Wm. H. ...

Made and published under the authority of Government.

Scale of Feet
1 inch = 100 feet



निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	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 वोल्यूम 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)		

11/05/24
Poonam Tiwari
 जाँच/सिफ्टिंग/हस्ताक्षर
 तिथि सहित



✓
 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित

Vaibhav Mani Tripathi
 DSR, Ranchi

10/09



Pre Registration Docket

Date :- 10-09-2024 11:09 am

Office Name :- SRO - Ranchi

Token No:- 202400115264

Appointment :- 10-Sep-2024 Time:- 13:21

Article	Development Agreement
Pre Registration Date	09-Sep-2024
No. Of Pages	50
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 6,96,784.

Property Id: **1303648**

Valuation No. : 1781124 / 2024		:- 2024-2025		Date : 10-September-2024 11:17:AM	
State : Jharkhand		District : Ranchi		Tahsil : Hehal	
Land Type : Urban		Corporation : Ranchi Municipal Corporation Hesal		Village/City : Hesal	
Hesal Ward No 31 Village Code 202 - Other Road		-			
Khata Number - 1					
Plot Number - 948					
Holding Number - 0330006388003A1					
Volume Number - 34					
Page Number - 23					
Property Rates					
Commercial Land (Y)					
₹869100/- Decimal					
Valuation Rule : Commercial land					
Property Details					
1	Land area			32 Decimal	
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 32 x 869100=27811200		₹2,78,11,200/-	
A	Total			₹2,78,11,200/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹2,78,11,200/-	
Total Amount in Words : Two Crore Seventy Eight Lakhs Eleven Thousands Two Hundred Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: Land of Tulsi Prasad, West: Land Of Prashant Shahay, South: House Of Niraj Sinha, North: Road
Area	Land area : 32.00 Decimal
Other Description of the Property	Pin Code - 834005
Government/Market Value	27811200
Transaction Amount	-

CLAIMANT	Shivay Global-Mr. Shivay Global Through Partner Jaswant Kumar, ,Father/Husband Name Raju Burman,, Party Category- Company / Colonizer , PAN No.- Date of Incorporation-01-Apr-2023,Permission Case No.- , Aadhaar No. *****3338, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Neel Ratan Street Near Civil Court Upper Bazar Ranchi, Pin Code-834001
EXECUTANTS	-Mr. Sandeep Kumar, ,Father/Husband Name Late Sabhpati Lal,, Party Category-Individual , PAN No.- Date Of Birth-08-Dec-1973,Permission Case No.- , Aadhaar No. *****2228, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Road No. 1 Ratu Road Indrapuri Hehal Ranchi, Pin Code-834005
	-Mr. Preet Srivastava, ,Father/Husband Name Late Rakesh Kumar Sinha,, Party Category-Individual , PAN No.- Date Of Birth-11-Aug-2006,Permission Case No.- , Aadhaar No. *****1302, Country-Ranchi, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Road No. 1 Ratu Road Indrapuri Hehal Ranchi, Pin Code-834005
	-Mrs. Renuka Srivastava, ,Father/Husband Name Awadhes Kumar Srivastava,, Party Category-Individual , PAN No.- Date Of Birth-20-Jul-1975,Permission Case No.- , Aadhaar No. *****0161, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Road No. 1 Ratu Road Indrapuri Hehal Ranchi, Pin Code-834005

Witness Information	Mr. Bitu Kumar , Address - Gangpur Siswan Siwan Bihar-, Father/Husband Name-Late Baliram Bhagat
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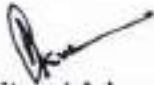
Identifier Details	Mr. Bitu Kumar , Address - Gangpur Siswan Siwan Bihar-, Father/Husband Name-Late Baliram Bhagat
--------------------	--

Fee Rule:Development Agreement			
1	Stamp Duty		4
1	SP		1,500
Total			1,500

Fee Rule:Development Agreement		
1	A1	6,95,280
2	LL	3
3	PR	1
Total		6,95,284

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

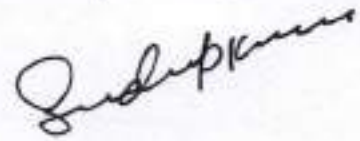
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate

Jaswant. Kumar

Vendee / Claimant



Vendor / Executant

R. S. Sivasatwa
Sreet



Document Registration Summary 1

Date :-10-Sep-2024

- Government/Market Value: ₹27811200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1088978

Receipt Date : 10-09-2024

Presenter Name: - *R. Srivastava*

PR ₹1

SP ₹1500

LL ₹3

A1 ₹695280

Stamp Duty ₹100

On Date 10-09-2024 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

*R. Srivastava***Total****₹696884**

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShivayGlobalThroughPartnerJaswantKumar	GRN Number : 2404092443 DEPT Transaction Id : 78dfd55b0b690d2da375 Transaction Type :	100
PR	1	1	0	GRAS	ShivayGlobalThroughPartnerJaswantKumar	GRN Number : 2404093739 DEPT Transaction Id : b56940eb3e2fbacf6ea5 Transaction Type :	1
SP	1500	1500	0	GRAS	ShivayGlobalThroughPartnerJaswantKumar	GRN Number : 2404093739 DEPT Transaction Id : b56940eb3e2fbacf6ea5 Transaction Type :	1500

A1	695280	695280	0	GRAS	ShivayGlobalThroughPartnerJaswantKumar	GRN Number : 2404093739 DEPT Transaction Id : b56940eb3e2fbacf6ea5 Transaction Type :	695280
LL	3	3	0	GRAS	ShivayGlobalThroughPartnerJaswantKumar	GRN Number : 2404093739 DEPT Transaction Id : b56940eb3e2fbacf6ea5 Transaction Type :	3
Sub Total	696788	696884	-96				

Article : Development Agreement Number of Pages : 100

Signature of Operator



Signature of Head Clerk

G. S. Singh
G. S. Singh

Signature of Registering Officer



Vaibhav Mani Tripathi
DSR, Ranchi





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400115264

Deed Type	Development Agreement
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 695280, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.27811200/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Hesal Location :- Other Road, Hesal Ward No 31 Village Code 202 Property Boundaries :- East: Land of Tulsi Prasad, West: Land Of Prashant Shahay, South: House Of Niraj Sinha, North: Road Khata Number - 1Plot Number - 948Holding Number - 0330006388003A1Volume Number - 34Page Number - 23 Area Of Land :- 32.00 Decimal







Sh./Smt.Renuka Srivastava s/o/d/o/w/o Awadhes Kumar Srivastava has presented the document for registration in this office

today dated :- 10-Sep-2024 Day :- Tuesday Time :- 16:12:00 PM






Renuka Srivastava(Individual)

Party Name	Document Type	Document Number
Renuka Srivastava	PAN/UID	*****0161

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	Renuka Srivastava Address1 - Road No. 1 Ratu Road Indrapuri Hehal Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Renuka Srivastava Address:- , , Road no-1, Ratu Road, Indrapuri, Hehal, Ratu, Ranchi, 834005, Hehal, Jharkhand, India		EXECUTANTS Age:49			R. Srivastava
2	Sandeep Kumar Address1 - Road No. 1 Ratu Road Indrapuri Hehal Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Sandeep Kumar Address:- , , Road no-1, Ratu Road, Indrapuri, Hehal, Ratu, Ranchi, 834005, Hehal, Jharkhand, India		EXECUTANTS Age:50			Sandeep Kumar.
3	Preet Srivastava Address1 - Road No. 1 Ratu Road Indrapuri Hehal Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Preet Srivastava Address:- , , Road no-1, Ratu Road, Indrapuri, Hehal, Ratu, Ranchi, 834005, Hehal, Jharkhand, India		EXECUTANTS Age:18			Preet

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
4	Shivay Global Through Partner Jaswant Kumar Address1 - Neel Ratan Street Near Civil Court Upper Bazar Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	No	Yes	Jaswant Kumar Address:- , NEAR CIVIL COURT, NIL RATAN STREET, UPPER BAZAR, Ranchi G.P.O., Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		CLAIMANT Age:			Jaswant. Kumar

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Bitu Kumar S/o-D/o Late Baliram Bhagat Address1 - Gangpur Siswan Siwan Bihar, 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	Bitu Kumar Address1 - Gangpur Siswan Siwan Bihar, Address2 - Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.



 Vaibhav Mani Tripathi
 DSR, Ranchi

Above mentioned, (**Renuka Srivastava , Sandeep Kumar , Preet Srivastava**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Bitu Kumar**) Son/Daughter/Wife of (**Late Baliram Bhagat**) resident of (**Gangpur Siswan Siwan Bihar**) and by occupation (**Business**).

UR

Signature of Registering Officer

Date:- 10-Sep-2024

UR

Seal and Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi



Token No.: 202400115264

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **11-Sep-2024** by **Renuka Srivastava**, S/O, D/O, W/O **Awadhes Kumar Srivastava** resident of Road No. 1 Ratu Road Indrapuri Hehal Ranchi ,..

This deed was registered as Document No:- **2024/RAN/8149/BK1/7451** in Book No :- **BK1**, Volume No :- 948 from Page No :- 347 to 446 at, office of **SRO - Ranchi**

Date:- **11-Sep-2024**

UP
11/09
Registering Officer
Vaibhav Mani Tripathi
DSR Ranchi

