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## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** df4c65c107b219015524

**Receipt Date :** 28-May-2024 11:07:47 am

**Receipt Amount :** 100/-

**Amount In Words :** One Hundred Rupees Only

**Token Number :** 202400063613

**Office Name :** SRO - Ranchi

**Document Type :** Development Agreement

**Payee Name :** PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ITS DIRECTOR PIYUSH MORE AND PRATEEK MORE ( Vendee )

**GRN Number :** 2402286705



-: For Office Use :-

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

*Mipak*  
निबंधन पदाधिकारी  
28/05/2024  
18/05/2024

*Prateek More*  
28/05/2024  
*Piyush More*  
28/05/2024

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Piyush*  
DIRECTOR  
28/05/2024

*Prateek More*  
DIRECTOR  
28/05/24

मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pijush*  
DIRECTOR  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek Mune*  
r. DIRECTOR  
28.5.24



*Hijrasangi*  
28/05/2024  
*Sonicy Sarangi*  
28/05/2024

*Development Agreement*  
 सम्पत्ति का मूल्य - .....  
 मुद्रांक - ..... 100/- .....  
 T.D.S. - ..... 28/5



मार्ग दरिंका पंजी से मिलान किया  
 जमीन का दर/डी. 1209/40/100/100  
 कम्पा कमान का दर/वर्ग फीट.....  
 पक्का कमान का दर/वर्ग फीट.....  
 प्लेट का दर/वर्ग फीट.....  
 28/5



गैर मजदूरा प्रतिबंधित सूचि से  
 खाता MSSE प्लॉट 784, 755  
 का मिलान किया दर्ज नहीं पाया

प्राप्त पशुपालन व भूमि घोटाला  
 एवं खाशमहल लीज की सूची  
 में वर्णित प्लॉट एवं नाम दर्ज  
 नहीं है।  
 28/5/24

**DEVELOPMENT AGREEMENT**

This agreement is made and entered on this the 28<sup>th</sup> Day of May 2024.

**BETWEEN**

(1) **SANJAY SARAWGI** (Date of Birth – 10.06.1962) (UID – XXXX XXXX 2949, PAN: ADAPS2480B, MOB: 9334702105) son of Late Dinanath Sarawgi, Grand Son of Late Gulraj Sarawgi, by Occupation Business, by Caste – General, (Uncovered from CNT – ACT- 1908), Resident of Mahendra Bhawan, Near M.G. Sarawgi Sewa Niketan, Misirgonda, Kanke Road, Ranchi - 834008, District Ranchi, State Jharkhand (2) **ANJAY SARAWGI** (Date of Birth – 13.07.1965) (UID – XXXX XXXX 7659, PAN: ADAPS2481A, MOB: 9835153081), son of Late Dinanath Sarawgi, Grand Son of Late Gulraj Sarawgi, by Occupation Business, by Caste – General, (Uncovered from CNT – ACT- 1908), Resident of Mahendra Bhawan, Near M.G. Sarawgi Sewa Niketan, Misirgonda, Kanke Road, Ranchi - 834008, District Ranchi, State Jharkhand, (Indian Citizen), hereinafter called the LANDLORD/ FIRST PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include their heirs, successors, legal representatives, executors, administrators and other assigns) of the FIRST PART;

**AND**

**PANCHRATNA PROMOTERS PRIVATE LIMITED** (PAN – AAFCP4668P) (GSTIN: 20AAFCP4668P1ZZ) (CIN: U45200JH2010PTC014022), a Company incorporated under the Companies Act, 1956 having its registered office at Panchratna Group, 311, 3<sup>rd</sup> Floor Panchratna

Thumb  
 Index  
 Middle  
 Little Ring  
 Sanjay Sarawgi  
 28/5/2024

28/5/2024  
 Sanjay Sarawgi

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Signature*  
 DIRECTOR  
 28/5/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
 DIRECTOR  
 28/5/2024

मूजर्जन वन भूमि  
 न दर्ज नहीं है।

28/05/24

Sanjay Sarao  
28/05/2024  
19/07/2024



दिनांक 28/05/22 संख्या 10401

संकेतस्थान अधिनियम 1908 धारा 52 के अधिनियम 38

श्री Sanjay Sarao

पिता श्री/सा. Dimsath Sarao

निवासी स्थान, Kanke Road Ranch 1

पेशा Business का व्यवसाय, के लिए अथवा

अथवा निबंधन..... के अर्थ में

मुख्यालय का..... के अर्थ में

लेखाकर्मियों या कार्यकारी के पद के अर्थ में

के अधिनियम के अधिनियम/अनुसूची

में अथवा निबंधन का अर्थ में

निबंधन के लिए पेश किया गया

*Sarao*

निबंधन पदाधिकारी का हस्ताक्षर

28/05/2024

19/07/2024



NOTARIAL PUBLIC LIMITED

NOTARIAL

Galleria, Sarjana Chowk, MG Road, Ranchi, P.S.- Lower Bazar, District- Ranchi, State- Jharkhand and represented through any of its Director (1) **MR. PIYUSH MORE** (DIN: 2825386), Date of Birth: 14.05.1984, UID: XXXX XXXX 8604, Mob: 9386950092, (2) **MR. PRATEEK MORE**, (DIN: 02817026), Date of Birth: 15.09.1986, UID: XXXX XXXX 0165, Mob. 9835139913, both sons of Shri Kamal Kumar More, both grandson of Late Satyanarayan More, by faith - Hindu, by Caste – General, (Uncovered from CNT – ACT- 1908), by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand (Indian Citizen), hereinafter called the Developer / OTHER PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include its, legal representatives, executors, administrators and other assigns) of the OTHER PART;

**IN THIS AGREEMENT UNLESS IT IS CONTRARY TO OR REPUGNANT TO THE CONTEXT THE TERMS OR EXPRESSION AFOREMENTIONED SHALL MEAN AND HAVE THE FOLLOWING MEANINGS: -**

LANDOWNER- shall mean the Owners above named and their besides legal heirs, successors, in-interest, executors administrators, legal representative's and other assigns.

LAND PROPERTY- means the land measuring more or less 84 Decimals of chhparbandi land in Plot No. 754 & 755, Thana No. 201, Ward No. 02 within Ranchi Municipal Corporation situated at Village – Kathargonda, Kanke Road, P.S – Gonda, District – Ranchi, State – Jharkhand, which stands more fully and particularly described in schedule A below.

BUILDING - shall mean the Multi-storied commercial cum residential building consisting of several units for commercial cum residential use to be constructed on the land given in schedule- "A" of this agreement/deed by the Developer at its own cost and expenses as per plan duly sanctioned by competent authority of R.M.C. Ranchi or any other competent authority.

DEVELOPER - shall mean the above named Second Party and their legal representative, successors, executors, administrators and assigns.

UNIT - shall mean a covered area available for independent use and occupation for commercial/residential purpose i.e. entire covered areas as per sanction building plan map by competent authority of R.M.C. Ranchi or any other competent authority of

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More  
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More  
DIRECTOR  
29/05/2024

Piyush More  
29/05/2024  
Sanjay Sarma  
29/05/2024

Jharkhand and shall include the plinth area of the unit, Plinth area, open space, stair case and also thickness of the wall (external, internal & pillars).

COMMON PART- shall mean common passage, corridors, stair case, common lavatories, pump room, and tube well, overhead tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

SUPER BUILT-UP AREA - means and include the carpet area, stair case, lobby, passages, thickness of the walls, common part, etc. of the proposed multi storied building.

LANDOWNERS SHARE - It shall be 50% constructed super built-up area of the entire project in form of commercial & Residential units as mentioned in Schedule 'B' Below for their respective land in proportion out of total super built-up area in the proposed multi storied building together with the right, title, interesting common facilities and amenities including the right to the user or easement thereof with undivided share of land.

DEVELOPER'S SHARE - It shall mean 50% constructed super built-up area in the proposed multistoried building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land more fully described in Schedule "C".

FORCE MAJEURE - shall described as flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out, lock down, pandemic, epidemic and/or any other act or commission beyond the control of the developer.

**WHEREAS** land under CS Plot No. 754 and 755 become MS Plot No. 420 measuring an area 01 Acre 289 Kari situated at Village Misirgonda, P.S. Gonda, Thana No. 201, District Ranchi, State Jharkhand is recorded in the Municipal Survey Records of Rights in the name of Baijnath Marwari S/o Late Jokhram Marwari.

**AND WHEREAS** land under Plot No. 754 and 755 measuring an area 01 Acre 289 Kari situated at Village Misirgonda, P.S. Gonda, Thana No. 201, District Ranchi, State Jharkhand was sold dated 30.04.1917 by the owner Babu Navi bhushan Gupta S/O Babu Prasanno Kumar Gupta to Baijnath Marwari S/o Late Jokhram Marwari through Deed of Sale No. 2235, Book No. 1, Vol No. 18, Page No. 232 to 233 in the year 1917.

*Ganesh Saransi*  
28.05.2014

*Prateek Mohan*  
28.05.2014

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*P. J. M.*  
28-05-2014  
DIRECTOR

*Prateek Mohan*  
28-05-2014  
DIRECTOR

**AND WHEREAS** during the Municipal Survey Baijnath Marwari S/o Late Jokhiram Marwari found in exclusive possession with absolute and subsisting right in the year 1917.

**AND WHEREAS** Dinanth Sarawgi S/o Late Baijnath Marwari got his name mutated in his name through Mutation Revision Case No. 10R15/1997-98 and became the absolute owner and came in peaceful possession over his share of land under Plot No. 754 and 755 measuring an area 01 Acre 289 Kari situated at Village Kathargonda, P.S. Gonda, Thana No. 201, District Ranchi, State Jharkhand.

**AND WHEREAS** after death of Late Dinanth Nath Sarwagi his legal heirs/successors filled a family partition at Sub Judge – VII, at Ranchi.

**AND WHEREAS** Mr. Sanjay Sarwagi became the owner of 16341 Sq. Ft. equivalent to 22.7 Kathas equivalent to 37.51 Decimals more or less and Mr. Anjay Sarawgi became the owner of 16327 Sq. Ft. equivalent to 22.67 Kathas equivalent to 37.48 Decimals more or less through the order passed by Sub Judge VII Ranchi and became the owner and came in peaceful possession over the said land.

**AND WHEREAS** Mr. Sanjay Sarwagi got his name mutated through case No. 1844/R27/2018-19 and paying the revenue rent to the state regularly and Mr. Anjay Sarwagi got his name mutated through case No. 1844/R27/2018-19 and paying the revenue rent to the state regularly for the land area measuring 45 Kathas More or Less.

**AND WHEREAS** the Landowners covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and in marketable condition and they have good right full power and that they have absolute authority and right to transfer the whole or part of the Schedule "A" property and to deal with the same in the any manner.

**AND WHEREAS** the said Landowners are the absolute owner and in possession over the said land and the said land is free from all encumbrances, lien, charges or litigation whatsoever.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More  
DIRECTOR  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Sanjay Sarawgi  
DIRECTOR  
28/05/2024  
Anjay Sarawgi  
28/05/2024

**AND WHEREAS** the said Landowners being interested to develop the land more fully described in schedule "A" below by amalgamating their land and by constructing Multistoried Building as per plan to be sanctioned by the competent authority of R.M.C., Ranchior any other authority which is required for the same and in lieu of the land the Landowners wanted entitlement for 50% constructed super built-up area of the entire project in form of commercial & Residential units more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land.

**AND WHEREAS** the aforesaid Developer offered to construct at its own cost a Multistoried Building over the Schedule "A" land as per plan map to be sanctioned by the competent authority of R.M.C., Ranchi, Jharkhand or any other authority which is required for the same and give the Landowners share out of the total super built-up area as mentioned above and also more fully described in schedule "B" below as agreed for the value of the said land and to sell the remaining super built-up area of the said proposed Building with undivided share of land to the prospective purchasers, (Developer share mentioned in the Schedule- "C" below). The proposed building will be constructed by the Developer within 42 months from the date of sanction of plan map or complete possession over the said land whichever is later, with 06 months grace period and if such period is lost by any force Majeure etc. occurs then for the same the Landowners hereby agreed that the period here in above may be extended so lost, also if rock is found during excavation the period lost due to the same shall be deemed extended by both the parties. However the period stipulated herein above may be extended mutually for such period as the parties may deem fit and proper. It is also mentioned here that the Landowners shall hand over the said land, relevant documents, there after the Developer shall prepare the plan map and submit the same before competent authority/R.M.C, Ranchi, Jharkhand for sanction, and the period of this agreement will run from the date of sanction of plan map or complete possession over the said land whichever is later.

**AND WHEREAS** certain terms and conditions were agreed to by and among the Landowners and Developer with regards to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder:-

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Handwritten Signature]*  
DIRECTOR  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Handwritten Signature]*  
DIRECTOR  
28/05/2024

Page 5 of 20

A  
Anand Kumar  
28/05/2024  
S  
Sanjay Sarangi  
28/05/2024

1. That pursuant to the above mentioned consideration the Developer will develop and construct the Multi-storied Building over the Schedule- "A" land as per the plan to be prepared by the Developer and to be approved/sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and as per laws applicable in relation to construction of buildings at its own risk and costs. That the Building will be constructed within 42 months from the date of sanction of plan map from the competent authority of R.M.C., Ranchi or any other authority which is required for the same or complete possession over the said land whichever is later, with 03 month grace period and extended by such period lost by any force Majeure and Landowners also agreed for the same. The said period shall get extended in case of rocks/hard soil are found during the excavation process. However the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that after execution of this agreement the Landowners shall give peaceful possession of schedule-"A" property to the Developer and thereafter Developer shall proceed for development of the said land.

Amrinder Singh  
28/05/2024

2. A. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied building over the schedule - A land and after construction to leave aside, allocate and make ready for the Landowners share of the total super built up area more fully described in schedule "B" below. In respect of the remaining share of the total super built up area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and conditions as it may decide in its sole discretion. The DEVELOPER's Share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Landowners share of the total super built up area to be made ready, leave aside and allocated for the Landowners will include the portion comprising of building and also all other portions such as common part will be the proportionate ratio and the roof right will also be the same ratio, except the area of common usage such as Head room, Water tanks, Dish Antennas, etc. However it is also made clear that if in future the competent authority of R.M.C., Ranchi or any other authority permits further construction over the roof of the proposed building the Landowners shall have right to 50% constructed super built-up area of the entire project in form of commercial units i.e. entire Ground floor, First Floor,

Sunday Saran Singh  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
28/05/2024

Second Floor, Third Floor and Balance in Fourth and Fifth Floor and 50% constructed super built-up area of the entire project in the form of Residential units.

3. That the Landowners will put the Developer in actual physical possession and hand over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied Building and Developer shall have the right to put their sign board over the said land for construction.
4. The Developer shall have full right to deal with the rest of 50% constructed super built-up area of the entire project in the form of Commercial & Residential units along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Landowners shall be bound to sign conveyance in favor of the purchasers/nominees of the Developer either personally or through his power of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building/unit with and according to terms and conditions of this agreement.
5. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landowners do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and Developer shall simultaneously hand over the portion of the Landowners share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
6. In furtherance of the intention of the agreement the Landlord do hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things :-

A  
Ajay Sarangi  
28/05/2024

S  
Sanjay Sarangi  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
28/05/2024

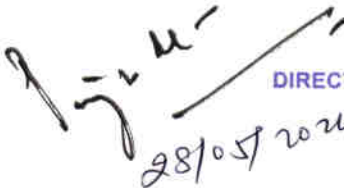


commercial/residential units etc. as the said Developer will decide at its sole discretion or purpose of the Developer.


- F. The Developer shall install and maintain for the benefit of the Landowners and others prospective purchasers of the proposed building deep tube-well overhead storage tank, public water supply connection; pump-set for lifting water to storage tanks and the Landowners and purchaser will enjoy all relevant facilities.
- G. The Developer shall provide ancillary electric generation and supply for the benefit of the Landowners and prospective Purchaser of the proposed building and the Landowners will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Developer and the Landowners will enjoy all relevant facilities.
7. The Landowners agrees that they will execute and give a separate registered Power of Attorney under the terms and conditions of this agreement in favor of the Developer, or his nominee for the Developers share only, so that there is no hindrance or obstruction in execution of the construction of the building and registration of the appropriate sale deed in favor of purchasers, subject to this agreement, only if required by the Developer.
8. It is hereby made clear the developer shall act as independent party and not as agent of the Landowners for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Landlord indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.
9. The Landowners hereby covenant with the Developer as follows:-
- A. That the property is free hold and the Landowners have perfect title and the same is free from all encumbrance and if in future it is required for further

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Somya Sarangi  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR  
28/05/2024

agreement with the Developer in respect of the Schedule - A property in this circumstances the Landowners shall execute further agreement with the Developer for proper confirming of title of the Landlord.

- B. That Landlord have not created any encumbrances on the said property or any part thereof by way of sale exchange, lease, trust, assignment right, gift, lien, leave, license, permission, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Landowners have not entered in to any agreement in respect of Schedule "A" property with any person, partnership firm, company or any proprietorship concern prior to this agreement.
- C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.
- D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree injunctions orders lispence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- E. That apart from the Landowners no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.
- F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone till the completion of the building and the Landowners shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer. The electricity bill will be paid in full by each LANDLORD with respect to their electric meter to the time of vacating the premises and the DEVELOPER shall help the LANDOWNERS in the process of surrendering the electric meter. The Developer there after shall apply for a fresh new electric connection for the purpose of construction.

4202 15/05/2024  
Proprietorship

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Sanjay Sanyal  
4202 15/05/2024

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
28/05/2024

10. That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things :-

The Developer shall indemnify the Landowners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Landowners against any claim, action or proceeding which may be brought, or taken against the Landowners in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the Landowners against any claim, compensation, action or proceedings which may brought or taken against the Landowners in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LANDOWNERS area that if, after receiving their share of built-up area as per Schedule "B", the LANDOWNERS will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with units in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or his nominee/nominees. The Landlord shall indemnify the Developer from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from anyone claiming to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.

11. That the Landowners shall have absolutely no liability of any kind of payment to other unit holders (intending purchasers) or to any Bank or other financial

4202 150188  
28/05/2024  
A  
Soniya Saranoo  
4202 150188  
28/05/2024  
u

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
28/05/2024

institutions. The entire liability of payment to the parties or the loan taken from the Bank or other financial institutions or party shall be of borrower.

12. That the Developer shall adhere with and follow all the rules, regulations and by-laws as applicable and shall develop the landed property by utilizing maximum area as applicable and situated for the purpose and also for maximum useful enjoyment of the landed property.
13. That likewise the Landowners shall have right to sell, transfer, enter into agreement of sale or transfer of the unit(s) to the extent of his share as envisaged in these present and to receive earnest money, consideration amount from the prospective purchaser(s), transferee(s) and the Landowners shall have also right to deliver possession of such vended unit(s) to the purchaser(s) transferee(s).
14. That the Landowners, their agents, employee, visitors and guests shall have unaffected right of easement over the said proposed building with the other occupants of the building without any let or hindrance from the Developer or any person claiming through or under them.

15. **SCHEDULE FOR MANAGEMENT:**

A schedule shall be formed by the parties herein due course for the management/administration of the new building including the portion in common use and showing the expenses of the management/administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/occupant of the new building including the Landowners allocation and the Developer allocation shares. After the completion of the proposed multistoried building and handover/possession of the Landowners share to the Landowners, the Common Area Maintenance charges including guards, liftmen, gen-set diesel, sweepers etc. will be divided proportionately i.e. 50% constructed super built-up area of the building will be paid by the Landowners or their tenants/purchasers and 50% constructed super built-up area of the building will be paid by the Developer or his tenants/purchasers. To considerably minimize the total cost of maintenance, the maintenance-in-charge/Developer is hereby also authorized to give part of the common areas

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature and date: 28/05/2024  
DIRECTOR

for advertisement spaces, hoardings etc. of proposed building on lease. The maintenance-in-charge is hereby also authorized to deduct all the cost incurred by him/her to create, facilitate and to develop the areas on lease. The maintenance-in-charge is hereby authorized to decide on favorable lease rate and thereby sign any agreement for lease with the Lessees in this regard.

16. **BREACH OF DEVELOPMENT AGREEMENT:**

In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the Developer or the Landowners the defaulting party will be liable for legal action and compensation as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi of Jharkhand State.

17. That the LANDOWNERS agrees that if any G.S.T./charges and/or any other taxes imposed by government of Jharkhand/India; state or central Gov. or any other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the LANDOWNERS and their PURCHASERS and DEVELOPER and their PURCHASERS of the Unit jointly in the same proportion as their respective shares of super built-up area in the proposed building. It will be the sole liability of the Landowners to pay the applicable G.S.T./Tax/Charges for the Landowners share of area i.e. 50% share before taking the possession over their share of Super Built up Area.

18. The name of the Multistoried Building shall be **“PANCHRATNA SARAWGI ELITUS”**.

19. Should there be disputes and differences by and between the parties hereto in any way relating to or connected with the designated unit and/or this agreement and/or anything done in pursuance hereof, the same shall be referred for arbitration nominated by both the parties. It is agreed by and between the parties hereto that the said Sole Arbitrator or the person as be nominated by mutual consent of both the parties shall have the power to pass and give both interim order and award and/or Award in one or more lots and to proceed in a summary manner with regard to adjudication of the disputes

Amrinder Singh  
28/05/2024  
A  
Sarbajit Sarawagi  
28/05/2024  
S

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
28/05/2024

and differences between the parties. The Arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time.

**SCHEDULE – “A”**

The land measuring means the total land more or less 84 Decimals of chhaparbandi land in Plot No. 754 & 755, Thana No. 201, Ward No. 02 within Ranchi Municipal Corporation situated at Village – Kathargonda, Kanke Road, P.S – Gonda, District – Ranchi, State – Jharkhand.

On The North : Part Plot of 754 & 755 (Mritunjay Sarawgi)  
 On The South : Others Plot  
 On The East : Others Plot  
 On The West : Kanke Road

**SCHEDULE- “B”**

**LANDOWNERS SHARE:-**

That in lieu of the land provided by the Landowners to the Developer for constructing the Multi-storied Building, the Developer shall give **50% constructed super built-up area of the entire project in form of commercial & Residential units** in the proposed building to the Landowners for their respective land in proportion out of total super built up constructed area with undivided share of land and all common facilities and amenities. The roof right of the building shall be also be the same ratio (except the area of common usage such as Head room, Water tanks, Dish Antennas, etc). Parking will be divided in the same ratio (50% : 50%).

LANDOWNERS SHARE			
FLOOR	UNIT NO.	UNIT TYPE	SUPER BUILT UP AREA
			SQ. FT.
GROUND	G01	COMMERCIAL	4660
GROUND	G02	COMMERCIAL	4910
FIRST	101	COMMERCIAL	5970
FIRST	102	COMMERCIAL	6200
SECOND	201	COMMERCIAL	6720
SECOND	202	COMMERCIAL	6415
THIRD	301	COMMERCIAL	5970
THIRD	302	COMMERCIAL	6200

For PANCHRATNA PROMOTERS PRIVATE LIMITED  
 Prateek Kumar  
 DIRECTOR  
 29/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED  
 DIRECTOR  
 29/05/2024

Mritunjay Sarawgi  
 29/05/2024  
 42.02 Decimals  
 Sarawgi Sarawgi  
 29/05/2024

FOURTH	401	COMMERCIAL	6720
FOURTH	402	COMMERCIAL	6415
SIXTH	601	RESIDENTIAL	6015
TENTH	1002	RESIDENTIAL	5455
<b>TOTAL</b>			<b>71650</b>
Along with Car parking in the same ratio for their respective land in proportion out of total parking in the Commercial basement floor and undivided proportionate share of land 16200 Sq. Ft. more or less.			

**SCHEDULE- "C"**

**DEVELOPER'S SHARE:-**

It shall mean **50% constructed super built-up area of the entire project in the form of Residential & Commercial units** in the proposed building with relevant portion and common passage and other undivided share, common facilities and undivided share of Land. The roof right of the building shall be also be the same ratio. Parking will be divided in same ratio (50%:50%) between the Landowners & the Developer.

<b>DEVELOPERS SHARE</b>			
<b>FLOOR</b>	<b>UNIT NO.</b>	<b>UNIT TYPE</b>	<b>SUPER BUILT-UP AREA</b>
			<b>SQ. FT.</b>
FIFTH	501	COMMERCIAL	5970
FIFTH	502	COMMERCIAL	6200
SEVENTH	701	RESIDENTIAL	3245
SEVENTH	702	RESIDENTIAL	2330
SEVENTH	703	RESIDENTIAL	2475
EIGHTH	801	RESIDENTIAL	3170
EIGHTH	802	RESIDENTIAL	2305
EIGHTH	803	RESIDENTIAL	2515
NINTH	901	RESIDENTIAL	3245
NINTH	902	RESIDENTIAL	2330
NINTH	903	RESIDENTIAL	2475
TENTH	1001	RESIDENTIAL	3170
ELEVENTH	1101	RESIDENTIAL	3245
ELEVENTH	1102	RESIDENTIAL	2330
ELEVENTH	1103	RESIDENTIAL	2475
TWELFTH	1201	RESIDENTIAL	3170
TWELFTH	1202	RESIDENTIAL	2305

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 Sansay Saravje  
 28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED  
 [Signature]  
 DIRECTOR  
 28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED  
 Pratik More  
 DIRECTOR  
 28/05/2024  
 Page 15 of 20

TWELFTH	1203	RESIDENTIAL	2455
THIRTEENTH	1301	RESIDENTIAL	3245
THIRTEENTH	1302	RESIDENTIAL	2330
THIRTEENTH	1303	RESIDENTIAL	2475
FOURTEENTH	1401	RESIDENTIAL	3170
FOURTEENTH	1402	RESIDENTIAL	2305
FOURTEENTH	1403	RESIDENTIAL	2455
<b>TOTAL</b>			<b>71330</b>
Along with Car parking in the same ratio for their respective land in proportion out of total parking in the Residential basement floor and undivided proportionate share of land 16200 Sq. Ft. more or less.			

**The government value of the above land is 10,15,76,200/- (Rupees Ten Crores Fifteen Lakh Seventy Six Thousands Two Hundred only).**

**SCHEDULE- "D"**

**Schedule-D above referred to: The Multistoried Building Specification**

<b>The Multistoried Building Specification particularly The Unit.</b>		
<b>GENERAL SPECIFICATION</b>		
1	Foundation/Structure/Super Structure	<ul style="list-style-type: none"> <li>A) Earthquake resistant RCC mixed with chemicals.</li> <li>B) Footing, Foundation &amp; Framed structure.</li> <li>C) Brick work in cement mortar in ratio 1:6.</li> <li>D) As per specification of structural consultant/Architect.</li> <li>E) ISO Certified branded cement (Nuvoco/Lafarge, ACC, etc), Quality blue/black chips &amp; branded TMT Rods (Tata Tiscon, Electrosteel, Rungta etc).</li> <li>F) Use of Water proofing chemicals.</li> <li>G) Casting in ratio 1:2:3 or from Renowned Ready Mix Concrete (Nuvovo/ACC, Hiralal etc.) &amp; proper water curing.</li> </ul>
2	Wall Finish/Elevation	<ul style="list-style-type: none"> <li>A) All walls cement plastered.</li> <li>B) Finished with a smooth coat of plaster of parish.</li> </ul>

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek Kumar*  
 \_\_\_\_\_  
 DIRECTOR  
 28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek Kumar*  
 \_\_\_\_\_  
 DIRECTOR  
 28.5.24

Sanjay Saran  
 28/05/24  
 Prateek Kumar

		<p>C) External Acrylic Water Proof Paint on external walls. Fall ceiling will be done in the common area as per requirement decided by the Developer.</p> <p>D) ACP/HPL Elevation, Toughened Glass, Stainless Steel Railings and an improved/modern elevation on the Front Side Elevation of the Building.</p> <p>E) Bold name of building on the top in stainless steel or other modern advanced mechanism.</p>
3	Shutters	Rolling Shutters with Solid / Perforated Profile and Glasses.
4	Flooring	<p>A) Branded Best Quality ISI Marked big sized Vitrified Tiles inside the office/Shop.</p> <p>B) Granite/Green/White Marble on the Lobby/Passage/Stairs.</p> <p>C) Other modern advance flooring mechanism.</p>
5	Common Toilets	White Glazed Vitreous Sanitary Ware, Western Pan, Anti-Skid Floor Tiles / Marble Floors in Toilets, Door height Wall Tiles, Jaguar Continental or equivalent CP Sanitary Fittings
6	Electrification	<p>A) Concealed Electrical Wiring with Good quality ISI Mark fire &amp; heat resistant PVC Copper Wires &amp; ISI Mark modular Switches, ISI Mark MCB, One AC point, Cable TV, Telephone Point. (Tube Lights, Fans &amp; other fixtures will not be provided).</p> <p>B) Separate Meter for each Unit.</p> <p>C) 01 No. Dedicated Transformer for the Building.</p>
7	Water Supply	Through Over Head Tank from Tube Well Boring, Water Reservoirs, Water Pumps etc. Pipe Lines will be of Galvanized Iron or PVC.
8	Generator Facility	Soundless Generator of Kirloskar, Jackson Cummins, Ashok Leyland or equivalent.

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratibha*  
 DIRECTOR  
 28/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratibha*  
 DIRECTOR  
 28/05/2024

9	Lift	Lifts of OTIS/KONE/OCEANIC or equivalent, No. of Lifts as per R.M.C. guidelines.
10	Fire Fighting System	As per standard norms.

❖ THE OCCUPANTS/LANDOWNERS SHALL MAKE THE FOLLOWING PAYMENTS TO THE DEVELOPER:

- Three Phase Electric meters installation & meter charges on actual basis or connection to be arranged by developer, cost to be borne by both the Landowners and the developer on ratio of shares basis.
- Cost of three phase electric transformer will be divided as per load capacity required by the occupants of the building on actual and proportionate basis.
- Building fund to be paid separately, if any.

This Development agreement is executed as per provision u/s 5 (1) of Jharkhand Apartment Act between landowner and Developers and both the parties will abide by all the rules and regulation of the act.

That Landowner and Developers have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment Act details of share is mentioned in the schedule B & C of this Development Agreement and they will have no any objection if a party will sell his/her/their share to any purchaser(s).

4202.10.18/28  
 4202.10.18/28  
 5 Sanjay Saran  
 28/10/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
 DIRECTOR  
 28/10/2024

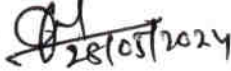
For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
 DIRECTOR  
 28/10/2024

IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presences of witnesses of the date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of:







**WITNESS:**

1.  28/05/2024  
 Sunil Agrawal  
 Spot Camerash Agrawal  
 Chitra, Ranchi

2. Chandra Bhustan  
 Chandra Bhustan Singh  
 s/o Arvind Singh  
 Hatica, Ranchi  
 834003


SANJAY SARAWGI

 28/05/2024

					
Little	Ring	Middle	Index	Thumb	

ANJAY SARAWGI

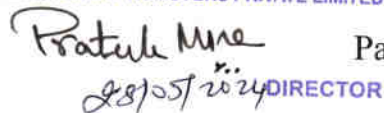
 28/05/2024

					
Little	Ring	Middle	Index	Thumb	

For PANCHRATNA PROMOTERS PRIVATE LIMITED

 28/05/2024  
 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

 28/05/2024  
 DIRECTOR

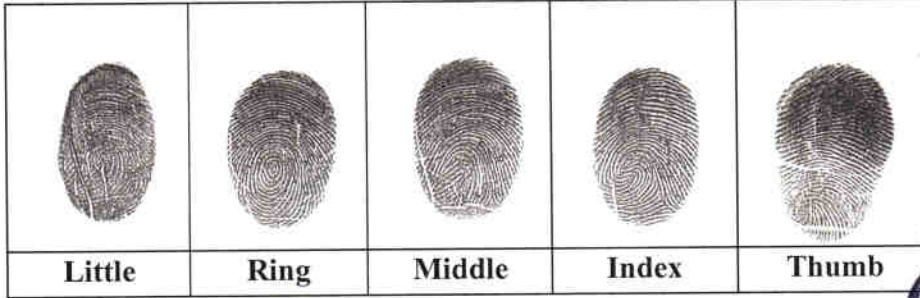
(1) PIYUSH MORE

DEVELOPER

PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Piyush*  
DIRECTOR  
28/05/2024



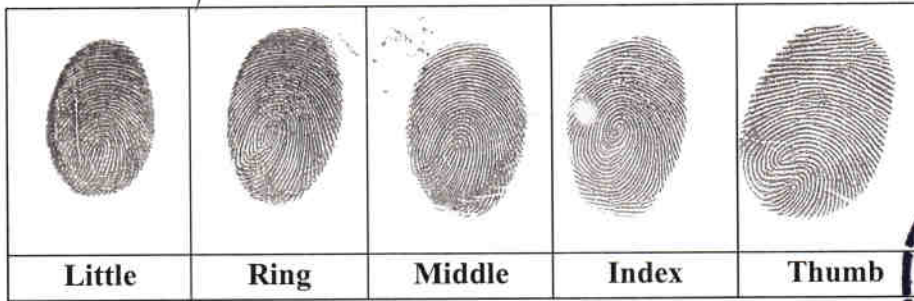
(2) PRATEEK MORE

DEVELOPER

PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
DIRECTOR  
28/05/2024



Certified that the fingerprint of the left hand of each person whose Photograph is affixed in the document have been obtained by me or before me.

Drafted by:-

*[Signature]*  
28.05.2024

Typed by:-

*[Signature]*

*[Signature]*  
A 28/05/2024

*[Signature]*  
28/05/2024

28/05/2024  
DIRECTOR

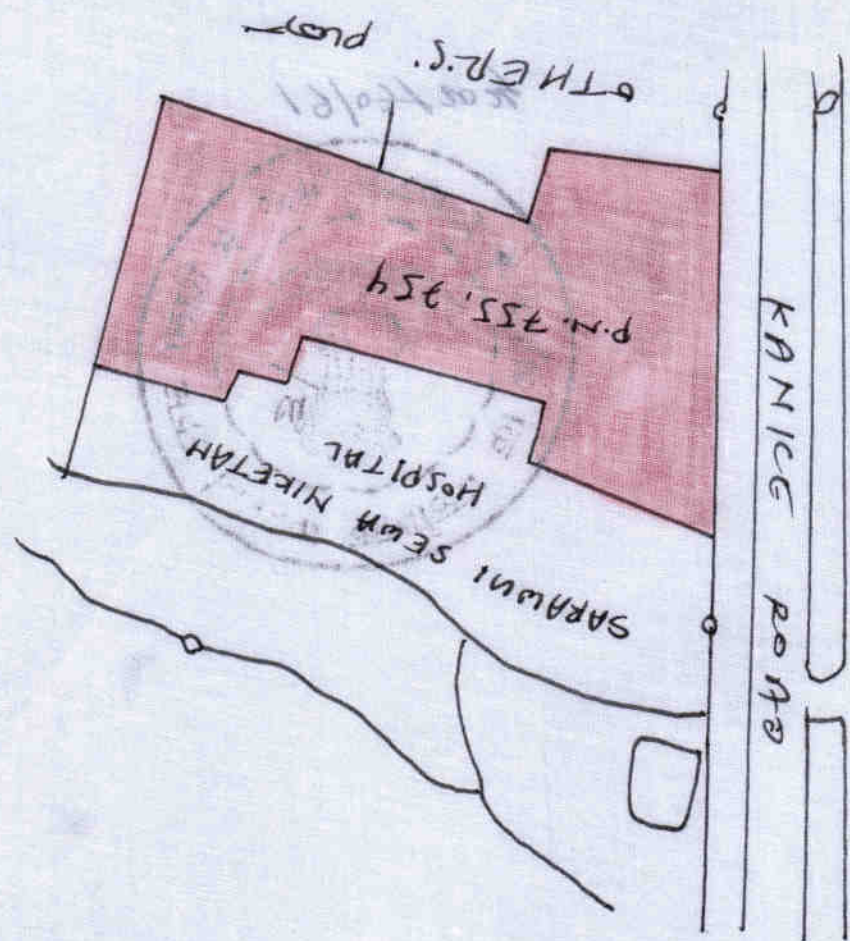
28/05/2024  
DIRECTOR

Q1

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Kretak More

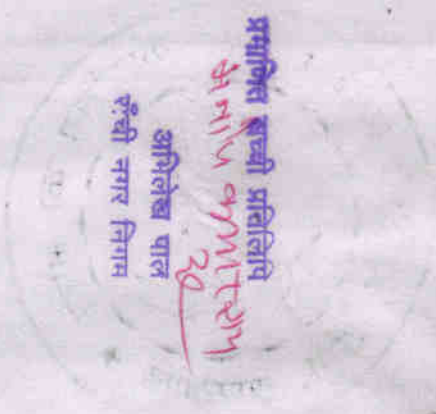


28/05/2024  
Sanyu Sarawati  
28/05/2024

VILLAGE - KATHARWONDA  
 THANA No-201  
 THANA - ORODA, DIST - RANCHI  
 PLOT No - 754, 755  
 SHOW IN RED COLOUR  
 AREA  
 A-3 ec  
 0-84



समस्तक  
(1912) 9211  
हस्ताक्षर



मुख्य कार्यालय से  
मिलान किया

19/6/24

Section 107 of the Indian Post Office Act, 1864 (Section 10 (1)) of the  
Government of India Municipal Services Act, 1920 On the 25th Sep.

W.M. I



OFFICE OF THE GOVERNMENT PLEADER

(For The District of Ranchi)

CIVIL COURT BUILDING, RANCHI-834008 (JHARKHAND)

H.R. DAIV NATH VISHWAKARMA  
ADVOCATE  
GOVERNMENT PLEADER

Residence:  
Upper Bazar, Sheodeep Sahay Path  
Ranchi - 834001 (Jharkhand)

Letter No. ....75.....

Dated: ...03.07.2024

The District Sub-Registrar,  
Ranchi.

**Subject:-** Legal opinion with respect to registration of Development Agreement produced by Sanjay Sarawgi and Anjay Sarawgi.

**Reference:-** Letter No. 844 dated 06.06.2024 issued from your office.

Sir,

A legal opinion has been sought from this office with respect to registration of Development Agreement produced by Sanjay Sarawgi and Anjay Sarawgi.

From your Letter No. 844 dated 06.06.2024 and records of the present matter following facts are appearing:-

1. A development agreement has been produced by Sanjay Sarawgi and Anjay Sarawgi both sons of late Dinanath Sarawgi with respect to the land of Mauza – Kathargonda, Thana – Gonda, Thana No. 201, Khata No. 157, Plot No. 754 and 755, area 74 decimals more or less out of 84 decimals, District – Ranchi.



2. In the M.S. Records of Right the land of Mauza – Kathargonda, Thana – Gonda, Thana No. 201, Khata No. 157, Plot No. 754 and 755, area 1 Acre 289 Kari, District – Ranchi has been recorded in the name of Babu Navibhuwan Gupta son of Babu Pargani Kumar Gupta. The aforesaid land has been sold by Babu Navibhuwan Gupta to one Baijnath Marwari son of late Jokiram Marwari through registered Deed of Sale No. 2235 in the year 1917, which is recorded as M.S. Plot No. 420 in Khatiyani in the name of Baijnath Marwari.
3. After the death of Baijnath Marwari his legal heir and successor inherited the aforesaid property. Dinanath Sarawgi son of late Baijnath Marwari got his name mutated with respect to the aforesaid land. After the death of Dinanath Sarawgi, his legal heirs and successors had filed Partition Suit No. 144/2012 before the learned court of Sub-Judge VII, Ranchi and in the said partition suit the aforesaid land was partitioned and Sanjay Sarawgi got the land of 42 decimals in his share and mutation of his name has been taken place through Mutation Case No. 1844/R27/2018-19. Further Anjay Sarawgi has got the land of 42 decimals and his name has also been mutated through Mutation Case No. 1843/R27/2018-19. The rent receipts are issued upto the year 2023-24.
4. Municipal Holding Tax receipts have also been issued in the name of Sanjay Sarawgi and Anjay Sarawgi. Nigam Amin has reported that in Municipal Survey the Catastral Survey plot no. 754 and 755 became M.S. Plot No. 420.
5. The applicant Sanjay Sarawgi and Anjay Sarawgi have jointly produced a Development Agreement for registration with respect to 74 decimals of land



of Mauza – Kathargonda, Thana – Gonda, Thana No. 201, Khata No. 157, Plot No. 754 and 755, District – Ranchi.

Therefore in view of the aforesaid facts this office has the opinion that the jamabandi with respect to land in question is opened in the name of the applicants Sanjay Sarawgi and Anjay Sarawgi, rent receipts and Municipal Holding Tax receipts are also issued in their names and Nigam Amin has reported that in Municipal Survey the Catastral Survey plot no. 754 and 755 became M.S. Plot No. 420, hence the produced document with respect to the land of Mauza – Kathargonda, Thana – Gonda, Thana No. 201, Khata No. 157, Plot No. 754 and 755, area 74 decimals more or less out of 84 decimals, District – Ranchi, may be registered.

Opinion submitted as above.

*H. N. Vishwakarma* 03/07/2024  
(H. N. Vishwakarma)

Govt. Pleader, Ranchi

*Hirdaiy Nath Vishwakarma*  
**Government Pleader**  
**Ranchi**



1R9

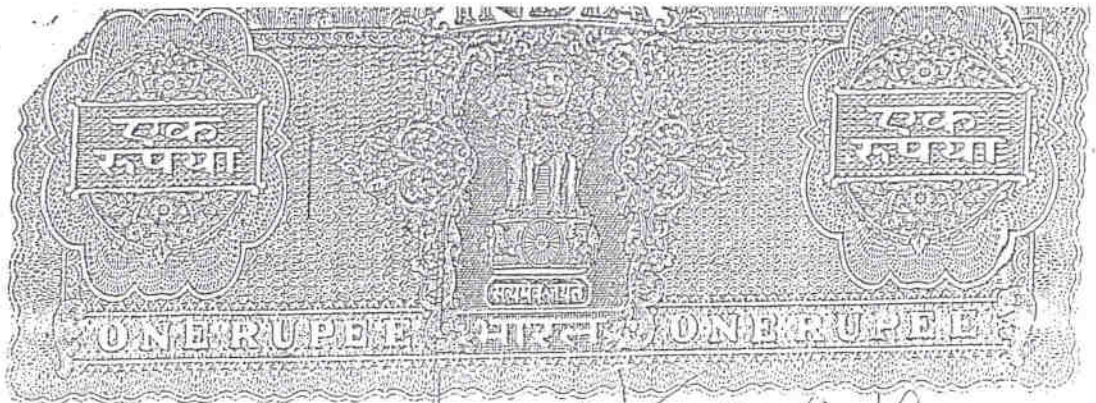
Ranchi  
1917  
B.I. vol No. 18 pages 232 to 235 App No 15961  
Deed No: 22, 35/17 R

29/8/92  
True Copy  
D.S.R. Ranchi  
31-8-92

श्री बलु नवी मुखन गुप्ता वरुदा वानु परशामी कुमा गुप्ता  
कनका लाल वैद्य बगवती मेधा गौरी लाल गौला बाना वा  
प्रकाश गौरदी जीव वाकगंडा हाल मौकक शहां रेंनी  
प्रकाश सुकरा ठिल लाल बालान रेंनी के हुं - पुंनिकी कि  
जामि राड पराट लाल 68 वॉ 682 किकारी 2 ऐकड 9  
डिसमील 2 वॉ के मौजा करहा गौन्द अक अड वॉन्द  
प्रकाश सुकरा लाल वॉ ठिल लाल रेंनी कालि काल मौजा मग-  
पुरा से वाकन बगवती मकान वॉ वागैना के हकिकर  
जागीदारी कालिकान पनीपीव कबुलिकर रेंजिसरी शुदा  
का कुं. नॉं 90 माह नवम्ब 66 9194 से वगैना गाल  
गुजारी वॉ केस चलाना मौकलिया 1911) वगैनाक दो कमी  
ठिलका हे वॉ कवीड दाकील का हे वॉ गाल गुजारी  
मौकरी नीजद कालिकान वकालत एसीद कादाह का  
कान हे पुंके मीन मौ कि कौ वगैना की पकर हे  
इहलि मी मौ कि वरुदी पुं वापीव कान

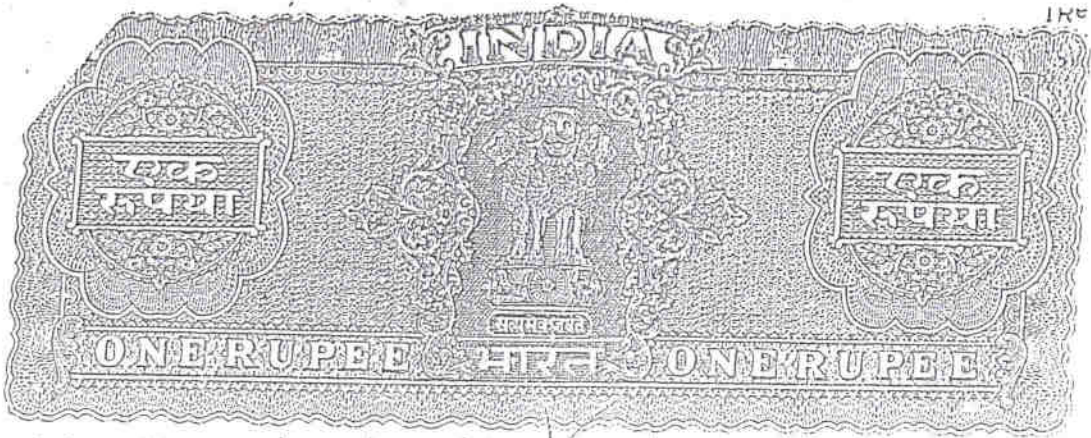
Nami Bhushan Gupta & Nami Bhushan Gupta  
Surat  
30/11/92  
Witness: Hem Chandra Paul  
Chandhan Boreli - Surat





अथर्व वेद विद्वान् ह्यस्य चोक्तं तद्विद्वान् कर्मणोः साक्षात्प्राप्तं कर्म  
 वा बहूषु तेषां सङ्गं एकं ह्युक्तं तद्विद्वान् कर्मणोः साक्षात्प्राप्तं कर्म  
 केवरीलान् कर्मणोः साक्षात्प्राप्तं कर्मणोः साक्षात्प्राप्तं कर्म  
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 इति लिखितं वस्तुतः राजा वा राजा कर्मणोः साक्षात्प्राप्तं कर्म  
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द. फुल्लवाल इत्यादि करं करं रं  
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 3/11/17



No. 8835 Stamp for paper  
 The Commissioner of the  
 Council of the Indian  
 Stamp Act 1858 Schedule  
 I in no. 23 Prepared

3/2/17  
 14/4/17  
 2/5/17

3/2/17  
 14/4/17  
 2/5/17

presented for registration at  
 the office of the Registrar of  
 1917 of the name of the  
 office, name, name of the  
 Gupta son of Babu Prasen Kumar  
 Gupta of at present name  
 name of the caste name  
 by profession name  
 Sd R. H. Prasad 30/4/17  
 Sub Registrar of the  
 name of the office

Execution is given to the  
 also is identified by the  
 of the same place name of the  
 name of the office name of the  
 name of the office name of the  
 Sd R. H. Prasad 30/4/17

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(Corrections is admitted by the above named  
 persons after the execution)  
 Received rupees One thousand in the presence of the  
 Registrar Jomal Nani Bhugwan gupta 30/4/11  
 Sd/- H. Parasand Registrar  
 Dist. Sibs - 30/4/11

Regr. Freehold Book No. 7 Volume 10 pages 232  
 to 233 Bungalow 2235 - Jethalal 1911 (seed)  
 Sd/- H. Parasand Registrar  
 Dist. Sibs Registrar - 30/4/11

Gird & Head  
 Abdylkadir  
 30/4/11

Coopy  
 Abd. Bogwalsahak  
 4/4/11  
 30/4/11

Gird  
 J. M. S.  
 31/8/92

Red  
 S. M. S.  
 31/8/92

are Comptroller &  
 are Collector  
 31/8

Coopy  
 31/8/92

- ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११  
 काय है ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११  
 इति ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११ ०१०११

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In the Court of The Sub Judge - I, Ranchi

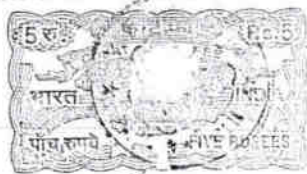
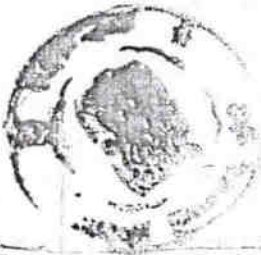
IN THE COURT OF SUB JUDGE - I, RANCHI.

Particular Suit no. 144 / 2012.

Mritunjay Sanyal Plaintiff  
 V/S  
Smt. Sunila Sanyal & Ors. Defendant

I  
 85011  
 179  
 16846  
 48  
 sheet

Date of Order of Proceeding	Order with Signature of the Court	Office Notice taken with date.
21/9/12	This <u>Particular</u> suit has been filed today on behalf of the plaintiff <u>Mritunjay Sanyal</u> .  Let it be registered as <u>Particular</u> suit. Put up on <u>9/4/2012</u> along with office note.  Sub Judge-I	Office Notice Submitted [Signature]
09-04-12	Plaintiff filed process along with requests of notice, first copy of plaint and basis of suit.  Heard on the part of admission. Plaintiff has filed required court fee stamp, first copy of plaint, requests of notice and debt certificate, copy of schedule, copy of mutation of plot, rent receipt, copy of location and ownership certificate holding. Plot is in	Admitted



Rs 14412

World  
09.04.12

order - Hence the suit is  
- **admitted** - issue  
notice to defendants first  
up to 19.05.12 JMSR

*[Handwritten signature]*

Received for  
10/5/12

Letters

A pattern has been filed on behalf  
of plaintiff to return original document  
which is allowed. Returns original  
document to plaintiff.

*[Handwritten signature]*

Received for  
10/5/12

16.5.12

Report received transferred from J.C. M.C. Site  
of S.J. VI... J.M. Vice J.C.S.  
No. 35 dt. 10.5.12  
Register it. Put up on 17.5.12

TR No. - 144  
1915/12

*[Handwritten signature]*

Received from  
10/5/12

19/5/12

Record received from the court of  
S.J. Ist Ranchi vide J.C.'s Order No.  
35 dt. 10/5/12 for trial and disposal.  
Register it and put up on date fixed.

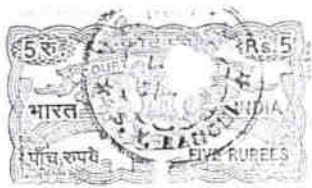
SJVI Ranchi

19/5/12

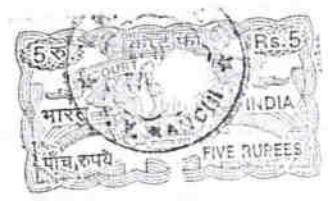
गद्दी की और से वकीलनामा के साथ  
मनी रसीद दखल किया गया। प्रतियाँ एच. एच. एस.  
तथा व की ओर से वकीलनामा के साथ  
दखल की गई। पाठ दिनांक 9.6.12 को  
व.स. दखल करने हेतु, पैग करें।

(स)

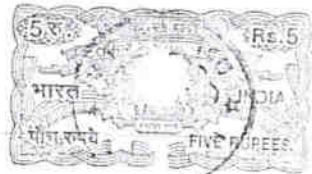
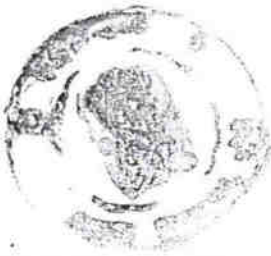
*[Handwritten signature]*  
सावजन-VI



Serial No.	Date of order of proceeding.	Order with signature of the court.	Office notice taken with date.
1	2	3	4
	11.6.12	<p>वादी की ओर से वकालत पेश की गई है। प्रतिवादी स. 1 स. 7 की ओर से दायित्व कथन दायित्व करने हेतु समय आवेदन दायित्व दिमा नामा है। समय आवेदन की कॉपी वादी के अधिवक्ता को प्राप्त कराई गई।</p> <p>वाद दिनांक 10.7.12 को पंचादी वास्तु W.S दायित्व करने हेतु पीठासिन पराधिकारी का स्थानान्तरण ही गया है।</p> <p style="text-align: right;">(सि)</p> <p style="text-align: right;">ज.स.स.स.स.</p>	
	10.7.12	<p>वादी की ओर से वकालत पेश की गई है। प्रतिवादी स. 1 स. 7 की ओर से आवेदन दायित्व कर W.S दायित्व करने हेतु समय देने की प्रार्थना की गई है। समय आवेदन की कॉपी वादी के अधिवक्ता को प्राप्त कराई गई।</p> <p>वाद दिनांक 26.7.12 को पंचादी वास्तु W.S दायित्व करने हेतु पीठासिन पराधिकारी का स्थानान्तरण ही गया है।</p> <p style="text-align: right;">(सि)</p> <p style="text-align: right;">ज.स.स.स.स.</p>	
	26.7.12	<p>वादी की ओर से वकालत पेश की गई है। प्रतिवादी की ओर से आवेदन दायित्व कर Compromise Petition दायित्व करने हेतु समय देने की प्रार्थना की गई है। आवेदन की कॉपी वादी के अधिवक्ता को प्राप्त कराई गई।</p> <p>वाद दिनांक 26.7.12 को पंचादी वास्तु W.S दायित्व करने हेतु पीठासिन पराधिकारी का स्थानान्तरण ही गया है।</p> <p style="text-align: right;">(सि)</p> <p style="text-align: right;">ज.स.स.स.स.</p>	

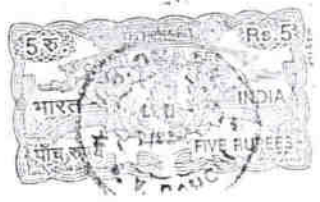


Serial No.	Date of order of proceeding.	Order with signature of the court. P.S 144/02	Office notice taken with d.
1	2	3	4
	28.8.12	<p>वारी की ओर से वकालत पेश की गई है। प्रतिवादी की ओर से आवेदन दाखिल कर Compendium प्रस्तुत कर दाखिल करने से अलग आवेदन दाखिल किया गया है। समस्त आवेदन की शीर्षी वारी के अधिकार का ज्ञापन करा है।</p> <p>वाद दिनांक 3.10.12 को पेश होकर W.S दाखिल करने से पीठासन पदाधिकारी को स्थानान्तरण हो गया है।</p> <p style="text-align: right;">(ले)</p> <p style="text-align: right;">गुलशन</p>	
	3.10.12	<p>उभयपक्षों की ओर से वकालत पेश की गई है। वाद दिनांक 15.12.12 को पेश हो जाने पर W.S दाखिल करने से पीठासन पदाधिकारी को स्थानान्तरण हो गया है।</p> <p style="text-align: right;">(ले)</p> <p style="text-align: right;">गुलशन</p>	
	15.12.12	<p>उभयपक्षों की ओर से वकालत पेश की गई है। साथ ही संयुक्त सुनहना आवेदन दाखिल किया गया है, इसे अभिलेख के साथ रखें। वाद दिनांक 22.1.13 को पेश करें। पीठासन पदाधिकारी को स्थानान्तरण हो गया है।</p> <p style="text-align: right;">(ले)</p> <p style="text-align: right;">गुलशन</p>	
	पेशाद 15.12.12	<p>मह. वाद माननीय न्यायाधीश साहू के आदेश सं. 84 दिनांक 12.12.12 के आलाप में अक्र. प्रमाणित पत्र साहू के न्यायालय में स्थानान्तरित किया जा रहा है। पीठासन पदाधिकारी को स्थानान्तरण हो गया है।</p> <p style="text-align: right;">(ले)</p> <p style="text-align: right;">गुलशन</p>	



27/11  
 68  
 2012  
 2/2/12

Serial No.	Date of order of proceeding	Order with the signature of the Court	Office action taken with date
1	2	3	4
	17-1-13	<p>T- 27/11</p> <p>Record received from the court of S.J. vide order no 84 dt. 12-12-12. by the court with table of content of file A only and without any box. Put up on 22-1-13</p>	
	22-1-13	<p>Both parties have filed their reply through the lawyer. Put up on 08-2-13 for hearing on compromise petition.</p>	<p>S.J.</p>
	08-2-13	<p>Both parties have filed their reply through the lawyer. office to call for report from advocate on compromise petition. Put up 23-2-13 along with office note.</p>	<p>S.J.</p>
	23-2-13	<p>Both parties have filed their reply through the lawyer. Put up on compromise decree. Put up 28-2-13 along with office note.</p>	<p>S.J.</p>



FORM OF ORDER SHEET

COURT OF

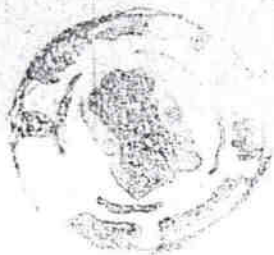
SUIT NO.

OF

Versus

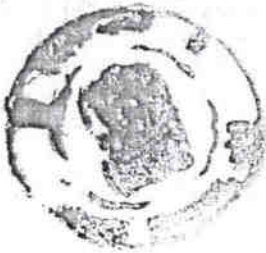
PJ 144/12

Serial No.	Date of order of proceeding	Order with the signature of the Court	Office action taken with date
1	2	3	4
	28-2-13	<p>A joint petition on behalf of Plaintiff and defendants is filed that petitioner wants to compromise the case before Lok Adalat.</p> <p>It is prapt to send the case to Lok Adalat for compromise petition to Lok Adalat.</p> <p>Heard. order is directed to send the record, attornes to Lok Adalat for further proceedings.</p> <p><i>[Signature]</i></p>	<p><i>[Signature]</i>  <i>[Signature]</i>          Secretary          Court of Sub Judge, Ramli</p>

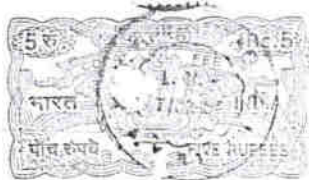


Schedule XLII—High Court (J) 9a [Old (M) 164.]

Serial	Date of order of proceeding.	Order with signature of the court.	Office notice taken with date.
1	2	Partition Suit no.- 144/2012	3
	1.03.2013	<p>P.S. 144/2012 has been received from the court Sub-Judge VII, Ranchi for considering the matter by the Bench of "Mega Lok Adalat". After hearing the parties at length and perusal of record, it is our considered view that the said can not be disposed of on the basis of compromise petition available on the record. Admittedly, in this case, there are seven defendants out of which defendant no. 4, 5, 6 &amp; 7 are the sisters of the plaintiff. Defendant no. 7 has filed an unregistered Power of Attorney alleged to be executed by all other sisters giving her power to do parvi in the present partition suit on their behalf. On the basis of that power of attorney, defendant no. 7 is asserting that all the sisters have waived their right in the suit property in favour of their brother. Certainly it is relinquishment of right which amounts to transfer of title. It is settled principle of law that transfer of title may be made only through a registered document. Further it is also settled principle of law that an agent can not go against the interest of his principal. In the present case, sisters have given power of attorney to her one sister to act on their behalf but on this score, power of attorney holder can not do any thing which will adversely effect the interest of the principle. In the alleged power of attorney nowhere it has been mentioned by the executor (defendant no. 4, 5 &amp; 6) that they are giving up their right in the suit property in favour of her brother.</p> <p>Surprisingly, from the perusal of compromise petition, we find that it contains the signature of all the</p>	

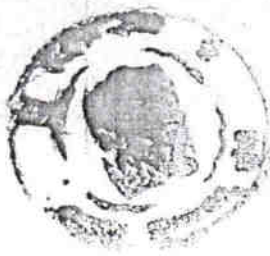


Serial No.	Date of order of proceeding.	Order with signature of the court.	Office notice taken with date
1	2	<p align="center"><u>Partition Suit no. 144/2012</u></p> <p align="center">3</p>	4
	<p>Contd.... 1.03.2013</p>	<p>sisters but they are not present in the court. Further at one side; power of attorney holder is claiming to act on behalf of the defendant no. 4, 5 &amp; 6 and other hand signature of those defendnats are also available on compromise petition. In this way, parties are making contradictory statement.</p> <p>In view of the facts discussed above, compromise petition can not be accepted at this moment. Accordingly, record is returned to the court of Sub-Judge VII for needful. (Dictated)</p> <p><i>[Signature]</i> Member II</p> <p><i>S. K. Singh</i> Member III</p> <p><i>[Signature]</i> S.J. II, Ranchi, Member - I</p>	



Schedule XLII—High Court (J) 9a [Old (M) 164.]

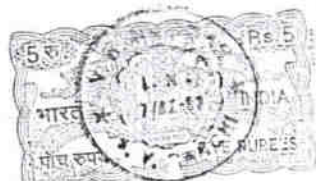
Sl. No.	Date of order of proceeding.	Order with signature of the court.	Office notice taken with date.
1	2	3	4
	<u>04-3-13</u>	Recd recd from Lakadlat with out disposal. on request of Borz tides Council put up 12-4-13 for Junus step.	
	<u>12-4-13</u>	Borz parties have filed their Rajri through Lurojam. put up 14-5-13 for Junus step.	
	<u>14-5-13</u>	Memorandum on behalf of plaintiff is filed through No. lawyer Rajri on behalf of defendant is filed through lawyer office is directed to call for report from Shentidaw on Compro. petition. put up 29-5-13 along with office note.	<p>पुस्तकें लीं अन्तर्गत सिलेसि मस्य एग्रेग्रे वेपुल्ले री सिलेसि सुभे लिल्लेसुसु पुपुल्ले लीं लोच लीं पुस्तकें लीं अन्तर्गत सिलेसि मस्य एग्रेग्रे वेपुल्ले री सिलेसि सुभे लिल्लेसुसु पुपुल्ले लीं लोच लीं</p>



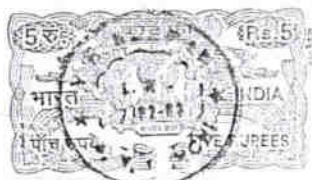
Serial No.	Date of order of proceeding.	Order with signature of the court.	Office notice taken with date.
1	2	3	4
	29-5-13	<p style="text-align: center;">PS 126/12.</p> <p>A joint petition on behalf of plaintiff and defendants filed last Friday is the date fixed in the law.</p> <p>A joint compromise petition on behalf of both parties U/o 23 K-3 of 1911 filed on 14-12-13.</p> <p>It is prayed to record the statement of parties &amp; compromise be allowed.</p> <p>Heard. In the light of compromise petition plaintiff and defendants are permitted to give their evidence on oath.</p> <p>Thereafter typed written evidence on oath of sole plaintiff Mirtunjey Sarawagi and also typed written evidence of d/w 1 Smt. Sushila Sarawagi, d/w 2 Sengay Sarawagi, d/w 3 Ajay Sarawagi, d/w 4 prem lata Sarawagi, d/w 5 - Smt. Kiran Keyriwal, d/w 6. Rashmi Pansari and d/w 7 - Smt.</p>	



Serial No.	Date of order of proceeding.	Order with signature of the court. D/144/11	Office notice taken with date.
1	2	3	4
		<p>Laxmi Sarraf is filed by their respective lawyers.</p> <p>Adv. Chandna Bhattacharya has been appointed pleader Commission to record evidence on Commission.</p> <p>Thereafter plaintiff Mitunji Sawasgi is examined on behalf of defendants and evidence recorded by pleader Commission and then witness is discharged. on request plaintiff evidence is closed and then 12 d/w 1 bmt. Sushila Sawasgi, d/w 2 Sanyaj Sawasgi, d/w 3 Anjay Sawasgi, d/w 4 bmt. Prem Lata Singhania, d/w 5 - bmt. Kiran Kajriwal, d/w 6 - Rashmi Pansari, d/w 7 bmt. Laxmi Sarraf are cross-examined on behalf of plaintiff and their evidence is recorded by pleader Commission and then witness are discharged. on request evidence is closed. put up on 30-5-13 for argument.</p>	



Serial No.	Date of order of proceeding.	Order with signature of the court.	Office notice taken with date.
1	2	<p style="text-align: center;">21.11.12 3</p>	4
	<p>30-5-13</p>	<p>Heard on behalf of both sides has been held by the court.</p> <p style="text-align: center;">1-10-13</p>	
	<p>31-5-13</p>	<p>प्रतिपक्ष 31-5-13 पर निर्णय/प्राप्त</p> <p style="text-align: right;">V 5-11/13</p> <p>उभय पक्षों की वास्तविकता दाखिल की गई है। वाद उभय पक्षों में निर्णय पर प्राप्त है। पक्षों के बीच वास्तविकता में सुनवाई का प्रारंभिक अवलोकन का कार्य पक्षों को आवाप्त किया जाता है। निर्णय आदेश आदेशिका का कार्य होगा। मुक्तकाम स्वयं पक्षों पर कार्य करेगी। मूल आदेशिका को पक्षों में अभिलेख के साथ प्रेषित है।</p> <p style="text-align: right;">न्यायालय निष्ठापूर्वक आदेशिका दीखार कर व वाद अभिलेखिका में जमा करे।</p> <p style="text-align: right;">V निष्ठापूर्वक दीखार</p>	



Serial No.	Date of order of proceeding.	Order with signature of the court.	Order made on
1	2	3	4
	4-6-13	<p>केडी                      सिविल आज तैयार किया गया तथा                      अधिलेखित किया गया।</p> <p style="text-align: right;">✓                      [Signature]</p>	
	7-6-13	<p>किसी पक्ष ने कोई आपत्ति नहीं की                      है। डिप्टी को क्लॉकित रूप                      एरलाइज्ड किया गया। नियमांकुमार                      अमिलीय जिला अमिलीयानगर में जारी है।</p> <p style="text-align: right;">✓                      SJ 111</p>	<p>[Signature]</p> <p>28/6/13</p>







झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP142

नामांतरण शुद्धि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हल्का	हल्का-01
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	7	पृष्ठ संख्या वर्तमान	75	थाना न.	201

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है			कारोबार विस्तृत सूचना		
						खाता न.	भाग वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	प्लॉट न.	क्षेत्रफल
6594	1844 /R27 2018 - 2019	कठरगोन्दा/ 201	राँची	13/05/2019	By Succession Legal Heir Ceritificate -965 Dated 12/11/2013	157 157	4 4	295 295	157 157	754 755	21 डिसमीर 21 डिसमीर

क्रेता का नाम : (Sanjay Sarawgi पिता-Dina Nath Sarawgi, जाति-----, पता- Kanke Road Gonda Ranchi)	जमाबंदी रैयत का नाम : दीनानाथ सरावगी-पिता-गुलराज सरावगी	विक्रेता का नाम : Dina Nath Sarawgi, पिता-Late C पता-Kanke Road Gonda Ranchi
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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

DILEEP KUMAR

अंचलाधिकारी हेहल

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

ऑनलाइन जाँचा



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP142

नामांतरण शुद्धि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हल्का	हल्का-01
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	7	पृष्ठ संख्या वर्तमान	76	थाना न.	201

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है			कारोबार विस्तृत सूचना		
						खाता न.	भाग वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	प्लॉट न.	क्षेत्रफल
6593	1843 /R27 2018 - 2019	कठरगोन्दा/ 201	राँची	13/05/2019	By Succession Legal Heir Certificate -966 Dated 12/11/2013	157 157	4 4	295 295	157 157	754 755	21 डिसमीत 21 डिसमीत

क्रेता का नाम : (Anjay Sarawgi पिता-Dina Nath Sarawgi, जाति-----, पता-Kanke Road Gonda Ranchi)	जमाबंदी रैयत का नाम : दीनानाथ सरावगी-पिता-गुलराज सरावगी	विक्रेता का नाम : Dina Nath Sarawgi, पिता-Late C पत्ता-Kanke Road Gonda Ranchi
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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

DILEEP KUMAR

अंचलाधिकारी हेहल



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

ऑनलाइन जाँचा

हेहल   कठरगोन्दा   201   Sanjay Sarawgi		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
157	754,755	0 एकड़ 42 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	160.00				160.00	
गुजारी (भावली)	40.00				40.00	
सेस	80.00				80.00	
सूद	80.00				80.00	
मुतफरकात	80.00				80.00	
मीजान	32.00				32.00	
	<b>392.00</b>				<b>392.00</b>	

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					160.00	
गुजारी (भावली)					40.00	
सेस					80.00	
सूद					80.00	
मुतफरकात					80.00	
मीजान अदायकारी					32.00	
					<b>392.00</b>	

(१) मीजान कुल (लफजों में) : Three Hundred Ninety Two Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 392.00

तारीख अमला तहसील कुनिन्दा : 22-05-2024

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



ऑनलाइन जाँचा

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।

हेहल | कठरगोन्दा | 201 | Anjay Sarawgi

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
157	754,755	0 एकड़ 42 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	160.00				160.00	
गुजारी (भावली)	40.00				40.00	
सेस	80.00				80.00	
सूद	80.00				80.00	
मुतफरकात	32.00				32.00	
मीजान	392.00				392.00	

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					160.00	
गुजारी (भावली)					40.00	
सेस					80.00	
सूद					80.00	
मुतफरकात					32.00	
मीजान अदायकारी					392.00	

(१) मीजान कुल (लफजों में) : Three Hundred Ninety Two Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 392.00

तारीख अमला तहसील कुनिन्दा : 22-05-2024

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



ऑनलाइन जाँचा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : TRAN23126389920230653 Date : 2023-06-23  
Ward No : 2  
Department / Section : Revenue Section New Ward No :  
Account Description : Holding Tax & Others Holding No. : 0020006427000A1  
New Holding No : 0020006427000A1

Received From Mr / Mrs / Miss. : SANJAY SARAWGI S/O LATE DINA NATH SARAWGI  
Address : MAHENDRA BHAWAN BESIDE SAROJ SEVA NIKETAN KANKE ROAD  
RANCHI

A Sum of Rs. : 9721.00

(in words) :

**Nine Thousand Seven Hundred And Twenty One Rupees Only**

towards : Holding Tax & Others Vide : CASH

**N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation**

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2023-2024	4	2023-2024	10925.72
				Adjusted Amount	658.12
				First Qtr Rebate	546.29
				Total Payable Amount	0.00
				Total Paid Amount	9721.00



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



# Ranchi Municipal Corporation, Ranchi

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

Memo No. : SAM/002/412853/2022-2023

Date : 07-02-2024

Effective: First Quarter 2022-2023

Mr/Mrs/Ms: ANJAY SARAWGI S/O DINANATH SARAWAGI

Address: BESIDE SAROJ SEWASADAN, KANKE ROAD RANCHI

You are hereby informed that your New Holding Number - 0020001037900Z0 in Ward No - 2 , New Ward No - 2 has been done, on the basis of your self-assessment declaration form, the annual rental price has been fixed at Rs 5315.63/- based on your self assessment declaration.

Accordingly the tax per quarter will be as follows.

Self assessment tax notice		
SL. No.	Particulars	Amount (in Rs.)
1.	House Tax	1328.91
2.	Water Tax	0
3.	Latrine Tax	0
4.	RWH Penalty	0
5.	Education Cess	0
6.	Health Cess	0
Total Amount (per quarter)		1328.91



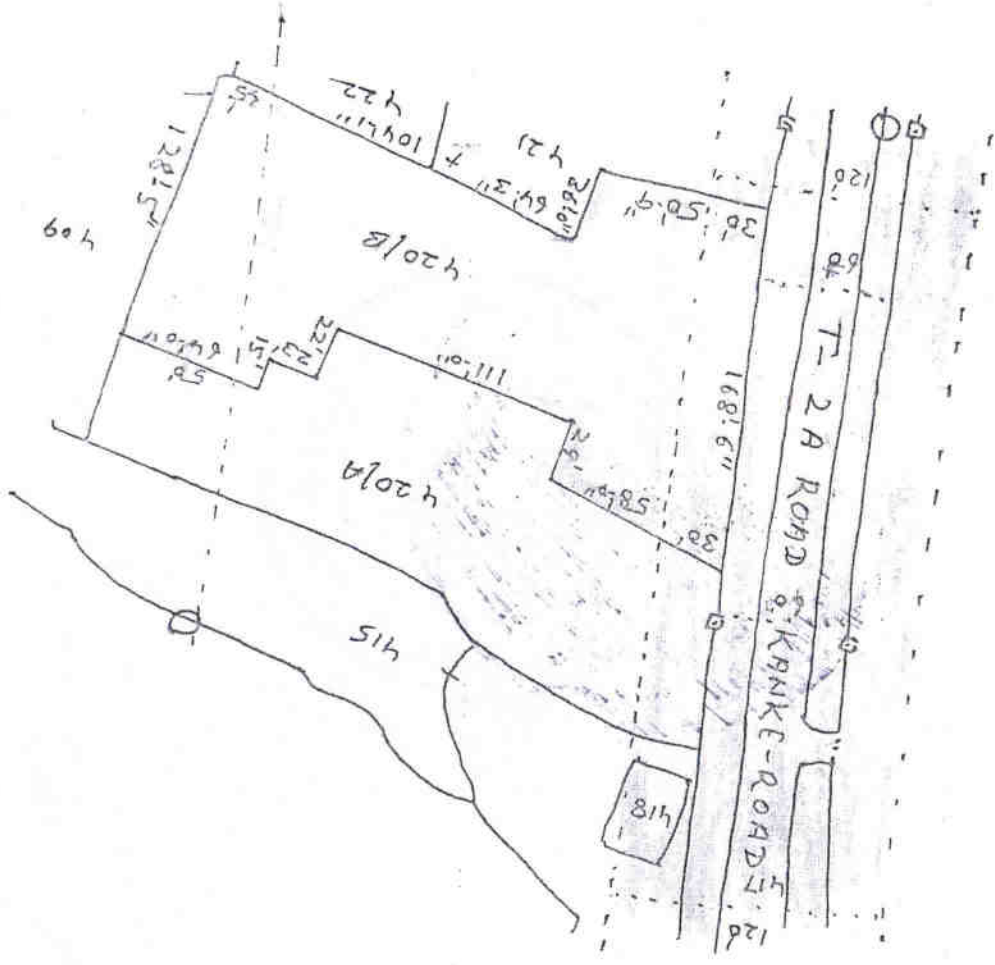
To be signed by the Applicant

**Note:-**

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

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

15/12/2024  
 7117  
 15/12/2024  
 15/12/2024



32670  
 5025  
 4892  
 22753  
 2037  
 2037  
 2037

T-2A ROAD  
 2037  
 2037  
 2037

420/13  
 420/13  
 420/13

1928.29  
 64" = 1.63  
 10.10  
 10.10

15/12/2024  
 15/12/2024  
 15/12/2024



15/12/2024



*Dinesh Kumar Singh*

B.Com, L.L.B ( R.U)

ADVOCATE

Near K.K Colony, Lower  
Burdwan Compound, Lalpur,  
Ranchi (Jharkhand)  
Mob.:- 9155066988,7979727364

Date... 6.2.2024

Legal Opinion

On Request:- Ranchi Municipal Corporation, Ranchi.

In Ref. to BP/0765/W02/2023 Sanjay Sarawgi and Anjay Sarawgi.

Documents:-

1. Photocopy of Sale Deed dated 30-04-1917 executed by Babu Mani Bhushan Gupta S/o Babu Prasano Kumar Gupta over C.S Plot no. 754 and 755 area 2 Acres 1 Dismil 39 Sq ft. village Kathargonda thana no. 201 in favour of Babu Mungraj and Baijnath Marwari S/o Jokhiram Marwari.
2. Photocopy of correction slip issued by Hehal Anchal in mutation case no. 1844R27/2018-19 in name of Sanjay Sarawgi and copy of correction slip issued by Hehal Anchal in mutation case no. 1843R27/2018-19 in name of Anjay Sarawgi.
3. Photocopy of online Rent Receipt of Plot no. 754 and 755 Village Kathargonda thana no. 201 area 21 dismil + 21 dismil = 42 dismil for year 2023-24
4. Photocopy of M.S Khatiyani in the name of Baijnath Marwari
5. Photocopy of Municipal Holding Tax receipt issued in the name of Sanjay Sarawgi and Anjay Sarawgi.
6. Photocopy of Decree in Partition Suit case no. 144 of 2012 Mritunjay Sarawgi Vs Sushila Sarawgi, Sanjay Sarawgi, Anjay Sarawgi and others passed by the Sub-Judge VII Ranchi, Decree issued on the basis of compromise petition between the parties.
7. Copy of Amin Report regarding CS plot 754 and 755 and MS plot no. 420.



*Dinesh Kumar Singh*

B.Com, L.L.B ( R.U)

ADVOCATE

Near K.K Colony, Lower  
Burdwan Compound, Lalpur,  
Ranchi (Jharkhand)  
Mob.:- 9155066988,7979727364

Date...6.2.2024

I carefully examined the documents and found that Plot no. 754 and 755 village Kathar Gonda Ranchi was recorded in the name of Baijnath Marwadi. From the perusal of the documents it appears that the land was inherited by the Successors of Baijnath Marwadi and subsequently a partition suit being P.S case number 144 of 2002 was filed before the court of Sub Judge VII at Ranchi. This partition suit was filed by Mrityunjay Sarawgi son of late Dinanath Sarawgi, against Shrimati Sushila Sarawgi wife of late Dinanath Sarawgi, Shri Shri Sanjay Sarawgi, Son of late Dinanath Sarawgi and Anjay Sarawgi son of late Dinanath Sarawgi along with the daughters of late Dinanath Sarawgi. This Partition Suit was decreed on 1-5-2013 on the basis of a compromise petition filed by the parties. As per the takhta prepared by the pleader commissioner the share of plot no. 754 and 755 was divided between the brothers Mritunjay Sarawgi, Sanjay Sarawgi and Anjay Sarawgi wherein Mrintunjay Sarawgi got 23350 sq ft equivalent to 53 dismil and Sanjay Sarawgi and Anjay Sarawgi got 21 dismil each in plot no. 754 and 21 dismil each in plot no. 755 i.e 42 dismil each in plot nos 754 and 755. The plots of Mritunjay Sarawgi was mutated in the srista of State vide mutation case no. 2362R27/13-14. Mutation in name of Sanjay Sarawgi was done in srita of State in mutation case no. 1844R27/18-19 and mutation in name of Anjay Sarawgi was done in mutation case no. 1843R27/18-19 and correction slip were issued. Rent Receipts have been issued up to year 2023-24. Municipal Holding Tax receipts have been issued in name of Sanjay Sarawgi and Anjay sarawgi. From the perusal of the Amin Report it appears that in Municipal Survey the Catastral survey plot number 754 and 755 became M.S



*Dinesh Kumar Singh*

B.Com, L.L.B ( R.U)

ADVOCATE

Near K.K Colony, Lower  
Burdwan Compound, Lalpur,  
Ranchi (Jharkhand)  
Mob.:- 9155066988,7979727364

Date..... 6.2.2024

Plot no. 420. The M.S Khatiyani stands in the name of Baijnath Marwadi and it is non tribal free from CNT. It is also relevant to mention that a map being BP/0951/W02/2021 has been already sanctioned on the same plot in name of Mritunjay Sarawgi.

In my view the present applicant has acquired valid right, title and interest over the land and it is accepted and acknowledged by the State and continuous rent receipt is being issued. In light of the documents as mentioned above, in my opinion there is no impediment in sanction of the map.

*Dinesh Kumar Singh*  
Advocate

Dinesh Kumar Singh  
Advocate  
Civil/Jharkhand High Court, Ranchi



भारत सरकार  
Government of India



प्रतीक मोर  
Prateek More  
जन्म तिथि/DOB: 15/09/1986  
पुल्ल/ MALE

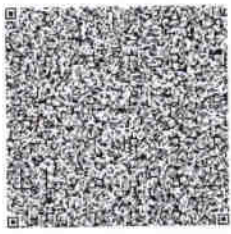
7692 2317 0165

VID : 9160.8423.0183.2488

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
S/O कमल कुमार मोर, सुल्तानाबाग सीताबाग, गौडी चोक  
अपर बाजार, रावों जी रो.ओ., रांची,  
झारखण्ड - 834001

Address:  
S/O Kamal Kumar More, Salyanarayan  
Sitaram, Gandhi chowk Upper Bazar, Ranchi  
G.P.O., Ranchi,  
Jharkhand - 834001

7692 2317 0165

VID : 9160.8423.0183.2488

1947 | 1947 | help@uidai.gov.in | www.uidai.gov.in

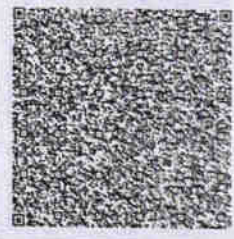
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AIGPM7009K



नाम / Name  
PIYUSH MORE

पिता का नाम / Father's Name  
KAMAL KUMAR MORE

जन्म की तारीख /  
Date of Birth  
14/05/1984

30092022

Handwritten signature: *Piyush More*

PAN Application Digitally Signed, Card Not Valid unless Physically Signed





भारत सरकार  
Government of India



पियूष मोर  
Piyush More  
जन्म तिथि/DOB: 14/05/1984  
पुरुष/ MALE



3292 5378 8604

VID : 9132 4144 3722 9909

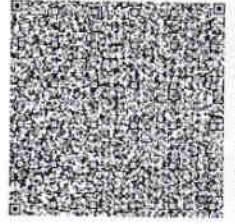
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
आत्मज: कमल कुमार मोर, सत्यनारायण सीताराम, गाँधी  
चौक, अपर बजार, रांची जि.प.ओ., रांची,  
झारखण्ड - 834001

Address:  
S/O: Kamal Kumar More, Satyanarayan  
Sitaram, Gandhi Chowk, Upper Bazar,  
Ranchi G.P.O., Ranchi,  
Jharkhand - 834001



QR Code with Photograph

3292 5378 8604

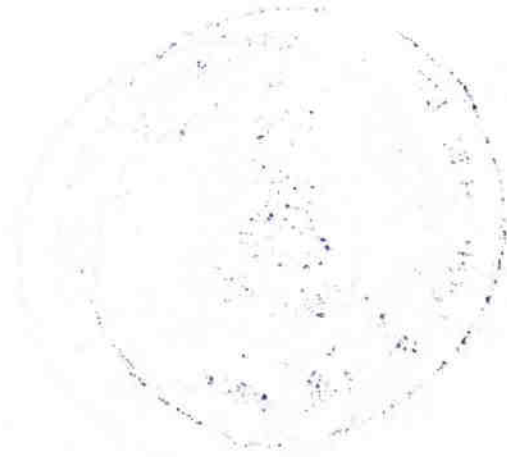
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www.unicid.gov.in



www.unicid.gov.in



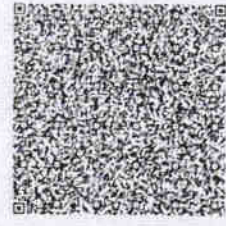
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ALNPM4077F



नाम / Name  
PRATEEK MORE

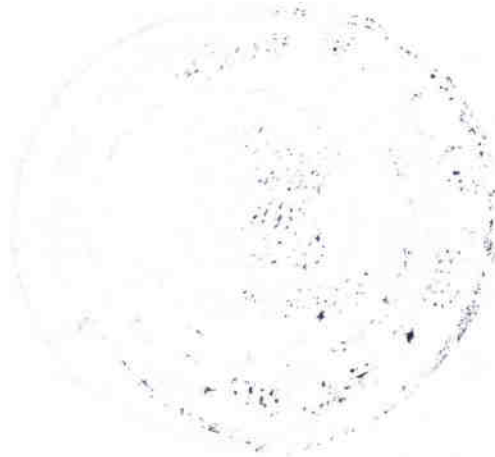
पिता का नाम / Father's Name  
KAMAL KUMAR MORE

जन्म की तारीख /  
Date of Birth  
15/09/1986

*Prateek More*

16102022

PAN Application Digitally Signed, Card Not  
Valid unless Physically Signed



Issue Date: 11/07/2016



श्रीमत् सराज  
Saraj Sarangi  
जन्म तिथि/DOB: 10/06/1962  
लिंग/ GENDER: MALE

भारत सरकार  
GOVERNMENT OF INDIA



5010 8692 2949

VID : 9170 4855 3961 4363

भारत सरकार, श्रीमत् पटवर्धन

भारतीय रिजर्व बैंक  
Reserve Bank of India



कर्मचारी: श्रीमत् सराज, कर्मचारी, पिन कोड, पता,  
राजधानी क्षेत्र, पटना-800 002  
संख्या - 834008

Address:  
S/O: Dina Nath Sarangi, Mahendra Bihari,  
Kanke Road, Ranchi, Beside Sarangi Siva  
Miketan, Misraconda alias patirponda, Ranchi,  
Jharkhand - 834008

5010 8692 2949

VID : 9170 4855 3961 4363



1847



help@rbid.gov.in



www.rbid.gov.in



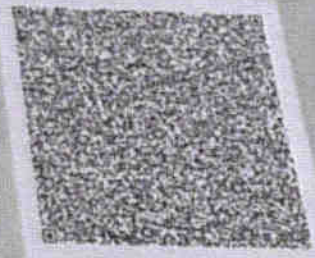
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ADAPS2480B



नाम/Name  
SANJAY SAWGI

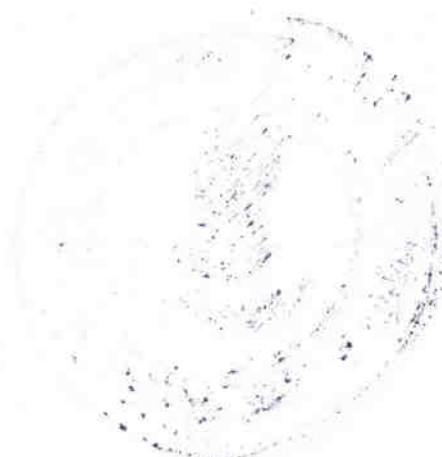
पिता का नाम/Father's Name  
DINANA SAWGI

जन्म की तिथि/  
Date of Birth  
10/06/1962

16072022

*Sanjay Sawgi*

PAN Application Digitally Signed, Card Not Valid unless Physically Signed





भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 0000/00209/91893

Anjay Sarawgi (अंजय सरावगी)

सूचना

S/O, Late Dinanath Sarawgi, Flat No 2a 2nd Floor  
Exotica Apt, Kanke Road, Near Gandhinagar, Kanke  
Road, Morabadi, Ranchi,  
Jharkhand - 834008

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आपका आधार क्रमांक/ Your Aadhaar No.:

9352 2625 7659



आधार-आम आदमी का अधिकार



1800 300 1947



help@uidai.gov.in



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Signature Not Verified

Digitally signed by UNIQUE  
IDENTIFICATION AUTHORITY OF INDIA  
Date: 2015.09.02 22:11:34 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
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भारत सरकार  
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भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



अंजय सरावगी  
Anjay Sarawgi  
जन्म तिथि/ DOB: 13/07/1965  
पुरुष / MALE



पता:

S/O स्वर्गीय दीनानाथ  
सरावगी, फ्लैट न 2ए दूसरा  
फ्लोर एक्सोटिका अप्त, कान्के  
मार्ग, गांधीनगर के पास,  
कान्के मार्ग, मोरावादी, राँची,  
झारखण्ड - 834008

Address:

S/O, Late Dinanath Sarawgi, Flat No  
2a 2nd Floor Exotica Apt, Kanke  
Road, Near Gandhinagar, Kanke  
Road, Morabadi, Ranchi,  
Jharkhand - 834008

*Anjay Sarawgi*

9352 2625 7659

9352 2625 7659

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

Date: 02/09/2015

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	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 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 में होने की स्थिति में)	✓	

19/07/24  
**Poonam Tiwari**  
 जाँच अधिकारी का हस्ताक्षर

तिथि सहित



WS  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित

**Vaibhav Mani Tripathi**  
 DSR, Ranchi

19/7/24



## Pre Registration Docket

Date :- 19-07-2024 09:50 am

Office Name :- SRO - Ranchi  
Token No:- 202400063613

Appointment :- 19-Jul-2024 Time:- 11:45

Article	Development Agreement
Pre Registration Date	23-May-2024
No. Of Pages	69
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 25,41,479.

Property Id: **1227755**

Valuation No. : 1673141 / 2024	:- 2024-2025	Date : 27-May-2024 12:16:PM	
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Kathalgonda	Village/City : Kathalgonda	
Kathalgonda Word No 2 - Main Road			
Volume Number - 7			
Page Number - 75,76			
Holding Number - 0020006427000A1,0020001037900Z0			
Khata Number - 00			
Plot Number - 754			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹1209240/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	42 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 42 x 1209240=50788080	₹5,07,88,080/-
A	Total		₹5,07,88,080/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			₹5,07,88,100/-
<b>Total Amount in Words : Five Crore Seven Lakh Eighty Eight Thousands One Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: OTHERS PLOT, West: KANKE ROAD, South: OTHERS PLOT, North: PART PLOT OF 754 AND 755 (MRITUNJAY SARAWGI)
Area	Land area : 42.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	50788080
Transaction Amount	-

Property Id: **1227759**

<b>Valuation No.</b> : 1673145 / 2024	<b>:-</b> 2024-2025	<b>Date</b> : 27-May-2024 12:17:PM	
<b>State</b> : Jharkhand	<b>District</b> : Ranchi	<b>Tahsil</b> : Hehal	
<b>Land Type</b> : Urban	<b>Corporation</b> : Ranchi Municipal Corporation Kathalgonda	<b>Village/City</b> : Kathalgonda	
<b>Kathalgonda Word No 2 - Main Road</b>		-	
<b>Volume Number - 7</b>			
<b>Page Number - 75,76</b>			
<b>Holding Number - 0020006427000A1,0020001037900Z0</b>			
<b>Khata Number - 00</b>			
<b>Plot Number - 755</b>			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹1209240/- Decimal			
<b>Valuation Rule</b> : Commercial land			
<b>Property Details</b>			
1	Land area	42 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 42 x 1209240=50788080	₹5,07,88,080/-
<b>A</b>	<b>Total</b>		₹5,07,88,080/-
<b>Note</b> : Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹5,07,88,100/-
<b>Total Amount in Words</b> : Five Crore Seven Lakh Eighty Eight Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: OTHERS PLOT, West: KANKE ROAD, South: OTHERS PLOT, North: PART PLOT OF 754 AND 755 (MRITUNJAY SARAWGI)
Area	Land area : 42.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	50788080
Transaction Amount	-

CLAIMANT	<b>PANCHRATNA PROMOTERS PRIVATE LIMITED-Mr. PIYUSH MORE, ,Father/Husband Name KAMAL KUMAR MORE,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-24-Feb-2010,Permission Case No.- , Aadhaar No. *****8604, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Pin Code-834001</b>
	<b>PANCHRATNA PROMOTERS PRIVATE LIMITED-Mr. PRATEEK MORE, ,Father/Husband Name KAMAL KUMAR MORE,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-24-Feb-2010,Permission Case No.- , Aadhaar No. *****0165, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Pin Code-834001</b>
EXECUTANTS	<b>-Mr. SANJAY SARAWGI, ,Father/Husband Name LATE DINANATH SARAWGI,, Party Category-Individual , PAN No.- Date Of Birth-10-Jun-1962,Permission Case No.- , Aadhaar No. *****2949, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - MAHENDRA BHAWAN NEAR M.G. SARAWGI SEWA NIKETAN MISIRGONDA KANKE ROAD RANCHI, Pin Code-834008</b>
	<b>-Mr. ANJAY SARAWGI, ,Father/Husband Name LATE DINANATH SARAWGI,, Party Category-Individual , PAN No.- Date Of Birth-13-Jul-1965,Permission Case No.- , Aadhaar No. *****7659, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - MAHENDRA BHAWAN NEAR M.G. SARAWGI SEWA NIKETAN MISIRGONDA KANKE ROAD RANCHI, Pin Code-834008</b>

Witness Information	<b>Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI-, Father/Husband Name-GANESH AGARWAL</b>
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Identifier Details	<b>Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI-, Father/Husband Name-GANESH AGARWAL</b>
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,070
<b>Total</b>		<b>2,070</b>

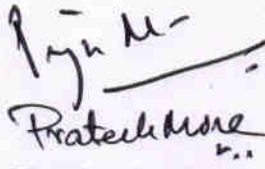
Fee Rule:Development Agreement		
1	A1	25,39,405
2	LL	3
3	PR	1

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

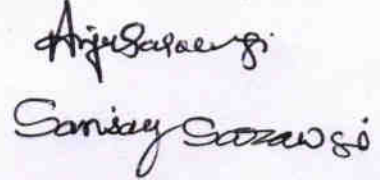
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I 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 :-19-Jul-2024

- Government/Market Value: ₹101576200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 19-07-2024 Presented at SRO - Ranchi  
Signature of Presenter

*Sensiy Sarawji*  
SRO - Ranchi

Receipt : 1058669

Receipt Date : 19-07-2024

Presenter Name: -

PR

₹1

SP

₹2070

LL

₹3

A1

₹2539405

Stamp Duty

₹100

Total

₹2541579

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2402286705 DEPT Transaction Id : df4c65c107b219015524 Transaction Type :	100
PR	1	1	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2402286967 DEPT Transaction Id : 08c725f6bf895e3f468a Transaction Type :	1
SP	2070	2070	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2402286967 DEPT Transaction Id : 08c725f6bf895e3f468a Transaction Type :	2070
A1	2539405	2539405	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2402286967 DEPT Transaction Id : 08c725f6bf895e3f468a Transaction Type :	2539404
				GRAS	PiyushMoreAndPrateekMore	GRN Number : 2403206023 DEPT Transaction Id : a215320e466f48be4f5c Transaction Type :	1
LL	3	3	0	GRAS	PiyushMoreAndPrateekMore	GRN Number : 2403206023 DEPT Transaction Id : a215320e466f48be4f5c Transaction Type :	3
Sub Total	2541483	2541579	-96				

Article : Development Agreement Number of Pages : 138

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

[https://jharnibandhan.gov.in/registration/document\\_final](https://jharnibandhan.gov.in/registration/document_final)

*W*  
*Wibhaw Mani Tripathi*  
DSR, Ranchi 1/1



## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202400063613

Deed Type	Development Agreement
Number of Pages	138
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 2070, A1 :- Rs. 2539405, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.50788080/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Kathalgonda Location :- Main Road, Kathalgonda Word No 2 Property Boundaries :- East: OTHERS PLOT, West: KANKE ROAD, South: OTHERS PLOT, North: PART PLOT OF 754 AND 755 (MRITUNJAY SARAWGI) Volume Number - 7 Page Number - 75,76 Holding Number - 0020006427000A1,0020001037900Z0 Khata Number - 00 Plot Number - 754 Area Of Land :- 42.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.50788080/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Kathalgonda Location :- Main Road, Kathalgonda Word No 2 Property Boundaries :- East: OTHERS PLOT, West: KANKE ROAD, South: OTHERS PLOT, North: PART PLOT OF 754 AND 755 (MRITUNJAY SARAWGI) Volume Number - 7 Page Number - 75,76 Holding Number - 0020006427000A1,0020001037900Z0 Khata Number - 00 Plot Number - 755 Area Of Land :- 42.00 Decimal







Sh./Smt. **SANJAY SARAWGI** s/o/d/o/w/o **LATE DINANATH SARAWGI** has presented the document for registration in this office







today dated :- **19-Jul-2024** Day :- **Friday** Time :- **16:38:05 PM**






SANJAY SARAWGI(Individual)

Party Name	Document Type	Document Number
SANJAY SARAWGI	PAN/UID	*****2949

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>ANJAY SARAWGI</b> <b>Address1 -</b> MAHENDRA BHAWAN NEAR M.G. SARAWGI SEWA NIKETAN MISIRGONDA KANKE ROAD RANCHI, <b>Address2 -</b> RANCHI , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Anjay Sarawgi <b>Address:-</b> Flat No 2a 2nd Floor Exotica Apt, Near Gandhinagar, Kanke Road, Kanke Road, Morabadi, , Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:58			
2	<b>SANJAY SARAWGI</b> <b>Address1 -</b> MAHENDRA BHAWAN NEAR M.G. SARAWGI SEWA NIKETAN MISIRGONDA KANKE ROAD RANCHI, <b>Address2 -</b> RANCHI , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Sanjay Sarawgi <b>Address:-</b> Mahendra Bhawan, Beside Sarawagi Seva Niketan, Kanke Road, Ranchi, , Misirgonda alias pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:61			

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>PIYUSH MORE</b> <b>Address1 -</b> GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, <b>Address2 -</b> RANCHI , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Piyush More <b>Address:-</b> Satyanarayan Sitaram, , Gandhi Chowk, Upper Bazar, Ranchi G.P.O., , Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		CLAIMANT Age:			
4	<b>PRATEEK MORE</b> <b>Address1 -</b> GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, <b>Address2 -</b> RANCHI , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	No	Yes	Prateek More <b>Address:-</b> , Satyanarayan Sitaram, , Gandhi chowk Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:			

## Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>SUNIL GOYAL</b> S/o-D/o <b>GANESH AGARWAL</b> <b>Address1 -</b> GOSHAI TOLI CHUTIA 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>SUNIL GOYAL</b> <b>Address1 -</b> GOSHAI TOLI CHUTIA RANCHI, <b>Address2 -</b> , , , 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, ( **SANJAY SARAWGI , ANJAY SARAWGI**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **SUNIL GOYAL**) Son/Daughter/Wife of ( **GANESH AGARWAL**) resident of ( **GOSHAI TOLI CHUTIA RANCHI**) and by occupation ( **Business**).

  
Signature of Registering Officer

Date:- 19-Jul-2024

  
Seal and Signature of Registering Officer

*Vaibhav Mani Tripathi*  
DSR, Ranchi



Token No.: 202400063613

## CERTIFICATE

### Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **19-Jul-2024** by **SANJAY SARAWGI**, S/O, D/O, W/O **LATE DINANATH SARAWGI** resident of MAHENDRA BHAWAN NEAR M.G. SARAWGI SEWA NIKETAN MISIRGONDA KANKE ROAD RANCHI ,RANCHI.

This deed was registered as Document No:- **2024/RAN/6565/BK1/5972** in Book No :- **BK1**,Volume No :- 753 from Page No :- 1 to 138 at, office of **SRO - Ranchi**

Date:- **19-Jul-2024**

WS  
19/07

Registering Officer

Vaibhav Mani Tripathi  
DSR, Ranchi

