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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ca17b0fb4fb22e59d1a5

Receipt Date : 01-Mar-2024 10:40:24 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400026982

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : Bhagwati Sai Developer Prop Sweety  
Barnwal ( Vendee )

GRN Number : 2400942027



अधिनियम 21 के अन्तर्गत प्रमाणित किया गया  
जिसे एक्ट 1908 की धारा ..... के अधीन  
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची  
1 या 1 का स. 5 के अधीन यथावत स्टाम्प  
/स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
बापे कि है।

RUPESH KUMAR SINHA  
निर्वाहक सहायक अधिकारी  
प्लॉट नं-3, रान्ची-III, JHARKHAND

Kiran Kumar  
21/03/2024  
01-03-2024

1-3-2024

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

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

Sweety  
Proprietor

D. Agreement

U. Com.

965054 x 13.38 dec

मार्गदर्शिका पंजी से  
मिलान किया।  
प्राप्त प्रतिबंधित सूची में  
खता नं० 308 नहीं मिला।

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## ANAND KUMAR DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on 9<sup>th</sup> day of March, 2024 at Ranchi;

BY

(1) **SRI CHANDRA MOHAN SINGH** son of late Kuldeep Narayan Singh, Grand Son of Late Kameshwar Singh, by Faith Hindu, by Category - General (unaffected by CNT Act, 1908), by Occupation Retired Government Employee, residents of Village Pahri Khajuri, P.O. Gulni Kusaha, P.S. Shambhuganj, District Banka, State Bihar and (2) **SMT. KIRAN KUMARI** wife of Sri Abhishek Pratap, Daughter of Sri Chandra Mohan Singh, Grand daughter of late Kuldeep Narayan Singh by Category - General, by Occupation Housewife, resident of Tahir Lane, Gardanibag, District Patna, P.O. Anishabad, P.S. Gardanibag, State Bihar, current address Lajpat Nagar, Pundag, P.S. Jagarnathpur, District Ranchi, State Jharkhand [hereinafter called the LAND OWNER for the sake of brevity, which expression shall unless excluded or repugnant to the subject or context mean and include their legal heirs, successors, executors, legal representatives, administrators, and assigns] of the ONE PART;

UID- XXXX-XXXX-3947, PAN- AIMPS6047F

MOB-8285099150

UID- XXXX-XXXX-2069, PAN- AYEPK8351Q

MOB- 9471140422

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Bhagwati Sai Developers

2024/12/24/24  
Kiran Kumari



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क... न... आपराहन... 11-8-1700  
अर निबंधन कार्यालय श्री...  
पता... निवासी... मोहन सिंह  
राति... के... श्री...  
अवर निबंधन...  
स्तरान पा सं... मन के अधीन 46री 19पूरी  
रेलव कारीगी... मे से क थी...  
से अधिकारी हे न मे... व... के लिए पेश किया... वाका विहा



निबंधन पदाधिकारी  
सं-3, कोके प्रोबल

1 - 3 - 2024

AND

**BHAGWATI SAI DEVELOPER**, a Company having its office located at Radhika Niwas, Flat No. 101, Ashok Kunj, Ashok Nagar, P.S. Argora, District Ranchi represented by its Proprietor **SMT. SWEETY BARNWAL** wife of Shri Jugnu Kumar, Daughter of Late Ramdeo Prasad, Granddaughter of Late Kunjlal Saw, by Faith Hindu, by Category - General (unaffected by CNT Act, 1908), by Occupation Business, resident of Radhika Niwas, Flat No. 101, Ashok Kunj, Ashok Nagar, P.S. Argora, District Ranchi, State Jharkhand [hereinafter called THE DEVELOPER which expression shall unless excluded or repugnant to the subject or context mean and include his legal heirs, successors, executors, legal representatives, administrators, and assigns] of the OTHER PART;

**UID- XXXX-XXXX-3952 PAN- ALJPB9644H MOB- 9835143895**

**WHEREAS** the Landowner is the sole and absolute owner of land under Khata No. 308, R.S Plot No. 1306, Sub Plot No. 1306/2, measuring an area 7.44 Decimals, Sub Plot No. 1306/33, measuring an area 5.94 Decimals, total measuring an area 13.38 Decimals situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand which is acquired by two different deeds being registered Sale Deed No. 90541 dated 12.12.2009 and registered Sale Deed No. 17082 dated 24.07.2010, both registered before the District Sub Registrar, Ranchi. The name of the Landowner is also entered in Online Register II in Volume No. 20 Page No. 121 and Volume No. 23 Page No. 104 in.

**AND WHEREAS** the land under Khata No. 308, R.S Plot No. 1306, Sub Plot No. 1306/2, measuring an area 70 Decimal, situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand is recorded in the Revisional Survey Khatiyani in the name of Langda Teli as Kayamee.

And Whereas Langda Teli died leaving behind his daughter Smt. Phulmani Devi as his legal heir and successor who inherited the aforesaid land in question. And Smt. Phulmani Devi died leaving behind her five daughters namely (1) Kalawati Devi, (2) Basmati Devi, (3) Saraswati Devi daughter (4) Devmani Devi and (5) Asho Devi and one son (6) Sri Narayan Sahu as her legal heirs and successors who inherited the aforesaid land in question. And Devmani

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01-03-2024

Devi died leaving behind her daughter Basanti Devi as her legal heir and successor.

And Whereas (1) Kalawati Devi, (2) Basmati Devi, (3) Saraswati Devi daughter of late Mohar Sahu, (4) Basanti Devi daughter of late Ramchnadra Sahu (5) Asho Devi daughter of late Mohar Sahu jointly executed a General Power of Attorney in favour of (1) Sri Shivdayal sahu son of late Jugal Sahu and (2) Sri Subhash Kumar sahu son of Sri Rajdhan Sahu vide P.O.A. No. 1780 dated 30.07.2008 registered before the District Sub Registrar, Ranchi and which is entered in Book no. IV, Volume No. 46, Page No. 15 to 32 in the year 2008 for the sale of Land under Khata No. 308, R.S Plot No. 512, measuring an area 62.25 Decimals out of 75 Decimal and R.S Plot no. 1306, measuring an area 66.66 Decimals out of 80 Decimals total measuring an area 01 Acre 28.91 Decimals.

And Whereas (1) Kalawati Devi, (2) Basmati Devi, (3) Saraswati Devi daughter of late Mohar Sahu, (4) Basanti Devi daughter of late Ramchnadra Sahu (5) Asho Devi daughter of late Mohar Sahu through their Constituent attorney (1) Sri Shivdayal sahu son of late Jugal Sahu and (2) Sri Subhash Kumar sahu son of Sri Rajdhan Sahu sold the land under Khata No. 308, R.S Plot No. 512, Sub Plot No. 512/Part measuring an area 4 Katha 13 Chhatak 19 Sq. ft. and R.S Plot no. 1306, Sub Plot No. 1306/Part measuring an area 14 Katha 13 Chhatak 19 Sq.ft. total measuring an area 18 Kathas 26 Chhatak 38 Sq. ft. situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand to (1) Sajid Akhtar son of Md. Israil, (2) Lekhram Mahto son of Sri Baijnath Mahto and (3) Pramod Kumar son of Sri Uday Nath Mahto vide a registered Sale Deed no. 15795 dated 04.09.2008 before District Sub Registrar, Ranchi and which is entered in Book No. 1, Volume No. 591, Page No. 381 to 404 in the year 2008.

And Whereas (1) Sajid Akhtar son of Md. Israil, (2) Lekhram Mahto son of Sri Baijnath Mahto and (3) Pramod Kumar son of Sri Uday Nath Mahto jointly executed a General Power of Attorney in favour of Sri Phulchand Sahu son of late Minu Sahu vide P.O.A No. 18480/2237 dated 03.10.2009 registered before the District Sub Registrar, Ranchi and entered in Book No. IV, Volume No. 52, Page No. 179 to 192 in the year 2019.

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Kiram Kumari  
01-03-2024



Plot No. 1306, Sub Plot No. 1306/33 measuring an area 5.94 Decimals out of 10 Kathas is situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, State Jharkhand to Smt Kiran Kumari wife of Sri Abhishek Pratap vide a registered Sale Deed No. 17082 dated 24.07.2010 registered before the District Sub Registrar, Ranchi. Thereafter she got her name mutated in the Circle Office Nagri Anchal, Ranchi vide Mutation Case No. 760 R27/11-12 which is entered in Volume No. 23, Page No. 104 in Online Register II and start paying rent to the State.

**AND WHEREAS** the Landowners have agreed to the Second Party's proposal on the terms and conditions mentioned herein below:

**AND WHEREAS**, the Second Party will develop and construct Multi Storied Residential Complex named "SHIVALAYA" on Schedule-A land as per plan prepared by the Second Party and approved by Ranchi Municipal Corporation, Ranchi. All the obligatory action will be completed by Second Party in respect of development, construction and transfer of proportionate share of land, flats and residential space except the share of the First Party. The First Party will not bear any cost or charges for the above mentioned jobs.

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

1. **LAND OWNER** shall mean (1) **SRI CHANDRA MOHAN SINGH** son of late Kuldeep Narayan Singh, Grand Son of Late Kameshwar Singh, by Faith Hindu, by Category - General (unaffected by CNT Act, 1908), by Occupation Business, residents of Village Pahri Khajuri, P.O. Gulni Kusaha, P.S. Shambhuganj, District Banka, State Bihar and (2) **SMT. KIRAN KUMARI** wife of Sri Abhishek Pratap, Daughter of Sri Chandra Mohan Singh, Grand daughter of late Kuldeep Narayan Singh by Category - General, by Occupation Housewife, resident of Tahir Lane, Gardanibag, District Patna, P.O. Anishabad, P.S. Gardanibag, State Bihar, current address Lajpat Nagar, Pundag, P.S. Jagarnathpur, District Ranchi, owners of the landed property mentioned in Schedule-A below and her all executors administrators, representatives, heirs, successors in interest.

*Kiran Kumari*  
*Smt. Kiran Kumari*

01-03-2024

*Sai*  
Proprietor

2. Builder shall mean **BHAGWATI SAI DEVELOPER**, a Company having its office located at Radhika Niwas, Flat No. 101, Ashok Kunj, Ashok Nagar, P.S. Argora, District Ranchi represented by its Proprietor **SMT. SWEETY BARNWAL** wife of Shri Jugnu Kumar, Daughter of Late Ramdeo Prasad, Granddaughter of Late Kunjlal Saw, by Faith Hindu, by Category - General (unaffected by CNT Act, 1908), by Occupation Business, resident of Radhika Niwas, Flat No. 101, Ashok Kunj, Ashok Nagar, P.S. Argora, District Ranchi.
3. **LAND PROPERTY** shall mean all that piece and parcel of land under Khata No. 308, R.S Plot No. 1306, Sub Plot No. 1306/2, measuring an area 7.44 Decimals and Sub Plot No. 1306/33, measuring an area 5.94 Decimals, total area 13.38 Decimals situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, which is more particularly described in the First Schedule-A below.
4. **BUILDING** shall mean the multi storied building **RESIDENTIAL COMPLEX "SHIVALAYA"** to be constructed on the land property in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation, Ranchi.
5. **RESIDENTIAL AREA/FLATS** shall mean the super built up area consisting of residential space, bed rooms, living rooms, bath room, kitchen, balcony/verandah etc. more particularly described in part of the **SECOND SCHEDULE**.
6. **PARKING SPACE** shall mean the place or area reserved for only parking of the motor cars, more particularly described in the **SECOND SCHEDULE**.
7. **COMMON FACILITIES** common facilities and amenities shall include corridors, halt ways, stairways, passage ways, drive ways, common tank, water pumps, motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building

Smt. Sugata Kishan Kumar  
01-03-2024

Bhagwati Sai Developers

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including terrace of the building, common amenities of the said building, more particularly described in the THIRD SCHEDULE.

8. COMMON EXPENSES shall mean and include a proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts of common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and land property more particularly described in FIFTH SCHEDULE.
9. SALEABLE SPACE It shall mean the space in the building available for independent use and occupation after making due provision for common facilities and the space required thereof.
10. LAND OWNERS' ALLOCATION shall mean the constructed area in the form of space allocated to the owners in the building to be constructed in the manner more fully described in SCHEDULE-B below along with common facilities and amenities, agreed upon by the developer's being exclusively allocable to the owners' or their nominee.
11. DEVELOPER'S ALLOCATION shall mean the constructed area in the form of space allocated to the owners in the building to be constructed in the manner more fully described in SCHEDULE-C below along with common facilities and amenities, agreed upon by the developer's being exclusively allocable to the owners' or their nominee.
12. TRANSFER with its grammatical variations shall mean transfer by voluntary handing over of possession and by any other, adopted for effecting what is understood as a transfer of space in the multi storied building to purchaser thereof, although the same may not be within the definitions of the terms as given in the transfer of the property act or other enactment.
13. TRANSFEREE It shall mean any natural and juristic persons like individual, company, association of persons to whom any space in the building has been transferred.

Handwritten signature: *Ramesh Kumar*  
Date: 01-03-2024

14. SUPER BUILT UP AREA shall mean and include common area and the carpet area of flats, wall, area, and verandah/balcony/cupboard area, the proportionate area of the staircase, guard room and generator room, etc.
15. Words importing singular shall include plural and vice-versa.
16. Words importing masculine gender shall include feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders.

**ARTICLE II-COMMENCEMENT:**

1. This agreement shall be deemed to have commenced from **this** day of agreement.

**ARTICLES-III THE SCHEME :-**

The scheme as formulated by the builder/developer and agreed by the OWNERS provide as follows:-

1. The builder will invite and select purchaser[s] agreeing to acquire on an OWNERSHIP basis flat/flats in the building on the land property more specified in the first schedule. Builder/Developer would construct flats along with other common parts, common amenities and common facilities appertaining to the same.
2. The builder/developer shall, be entitled to advertise and enter into agreement to sale with the intending purchaser for purchase of an undivided proportionate share of land property. The agreement of sale shall be prepared, inspected and approved by the builder/developer.
3. The DEVELOPER shall get the Building Plan sanctioned from R.M.C. Ranchi in consultation with the LAND OWNERS and the LAND OWNERS hereby empowers and authorized the Developer to sign any document required for this purpose including the Gift deed to be executed in favour of Ranchi Municipal Corporation, Ranchi.
4. Land owners shall share in the building. After the delivery of the possession of the respective flats, residential area and parking spaces in the aforesaid building to the LAND OWNERS', the purchasers shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPER'S agreement or otherwise.

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Kiran Kumari  
01-03-2024

Bhagwati Sai Developers  
Proprietor

5. Upon handing over of possession of the flats, residential area and parking spaces to the LAND OWNERS and the prospective purchaser, both shall pay to the DEVELOPER the proportionate share of common expenses of all taxes, outgoing and other charges, specified in the schedule hereunder, written from after the date, the possession and management of the common parts to any society or association after formed for the purpose.

**ARTICLE-IV DEVELOPER RIGHT:**

1. The LAND OWNERS hereby grants, subject to what has been herein after provided the exclusive right to the Developer to build, construct, erect and complete and the said Apartment and Residential Complex and to commercially exploit his allocation by entering into agreements for sale and/or transfer and/or construct in accordance with the plan sanctioned by the Ranchi Municipal Corporation with or without amendment and/or modification made or caused by the DEVELOPER.
2. The DEVELOPER shall be entitled to alter the plan, if as may be required under RMC, Ranchi rules at his own costs and shall pay and bear all fees, including architect's fees, changes as required to be paid or deposited for obtaining the sanction of RMC Ranchi and for the construction of the building at the said premises, provided however that the DEVELOPER shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the DEVELOPER.

**ARTICLE-V APARTMENT CONSIDERATION:**

1. On the LAND OWNERS' representation about his right, title, interest and possession over the LAND OWNER and relying upon the LAND OWNERS personal guarantee that have made full and correct disclosures and that he has full right, indefeasible title and absolute authority to enter into his agreement and in consideration of the LAND OWNERS having agreed to permit the DEVELOPER to commercially exploit this land property and construct, erect and complete the buildings on the premises as a whole within the period of thirty months plus grace period of six months with mutual understanding

2024/2024 Kiran Kumar  
01-03-2024

from the date of approval/sanction of plan by RMC Ranchi on the premises.

- a) The DEVELOPER shall obtain all necessary permissions and/or approval and/or consent at his own cost.
- b) The DEVELOPER shall bear costs of supervision of the development and construction of the Owners' allocation in the building at the said premises.
- c) The DEVELOPER shall allocate the LAND OWNER'S allocation of the constructed area in the building to be constructed area in the building at the said premises [hereinafter called the LAND OWNER'S allocation].
- d) The DEVELOPER shall give complete possession of the LAND OWNERS' allocation within a period of thirty month plus a grace period of six months with mutual understanding from the date of release of building plan by RMC Ranchi. The LAND OWNERS will be entitled to take possession of his share on the completion of building.
- e) The Land and Developer have mutually agreed to compensate each other in cash for the area exceeding their share, if any, according to market rate.

**ARTICLE-VI LANDLORD/LAND OWNER ALLOCATION:**

It shall be the constructed area in the form of such residential area, flats, along with parking space [more particularly described in the Second Schedule] in the aforesaid building complex as per specifications mentioned below and agreed upon by the LAND OWNER and DEVELOPER being exclusively allocable to the LAND OWNER and/or his nominee or nominees.

1. The DEVELOPER shall at his own costs construct, create and complete in all respects, the said multistoried residential complex and shall allocate to the LAND OWNERS of the area of the residential flats and parking space as follows:-
2. That out of total constructed area, the LAND OWNERS will get 50% of super built up area or saleable space with car parking space of the said building shall be the share of DEVELOPER in the said building complex.
3. It is agreed between the parties that the LAND OWNERS will have no interest in the land or the building except the residential flats, residential

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complex parking space more particularly described in the LAND OWNERS' allocation. It is clearly understood that the purchasers

of the flats and parking space [allocated to the DEVELOPER] shall pay all the costs to the DEVELOPER.

4. That the Developer has also paid a sum of Rs. 11,000/- to each of the landowner, total amounting to Rs 22,000/- which amount shall be non adjustable and non refundable.

**ARTICLE-VII BUILDER'S/DEVELOPER'S ALLOCATION:**

1. In consideration of the above, the DEVELOPER shall be entitled to 50% super built up area or saleable space in multistoried building to be constructed on the land property together with the undivided proportionate share on the said land only 50% roof of the top floor of the building and also together with undivided proportionate share in the common area and facilities and other service area in the said building after providing for LAND OWNERS' allocations as provided in Article-VI herein above and the DEVELOPER shall be entitled to advertise his share for sale, enter into an agreement for sale and transfer the DEVELOPER'S allocation and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement or execute sale deed, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent from the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS.
2. The DEVELOPER shall be entitled to mortgage, charge or to deal with the DEVELOPER'S allocation and right, title, interest under this agreement.

**ARTICLE-VIII : FORCE MAJEURE:**

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

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*Handwritten date: 01-03-2024*

**ARTICLE-IX : MISCELLANEOUS :-**

1. The OWNERS and the BUILDER has entered into this agreement purely on contractual basis, and nothing contained herein shall be deemed to construe a partnership between the builder and the OWNERS or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.
2. It is understood that from time to time to facilitate the construction of the building by the builder and transfer of flats various deeds matters and things not therein specified may be required to be done by the builder and for which the builder may need the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS related to which specific provisions may not has been mentioned herein.

The OWNER hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the OWNERS also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the OWNERS and/or go against the spirit of this agreement.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the land property or any part thereof to the builder or as creating any right title or interest in respect thereof in the Builder other than an exclusive license to the Builder to commercially exploit the same in terms hereof provided, until the completion of the building. However, the builder shall be entitled to borrow money from any bank or banks or other financial institutions for the purpose of constructing the above mentioned building on his own cost and repayment to the financial institution shall be made by the developers only for the purpose aforementioned.
5. As and from the date of completion of the building the builder and/or his transferee and the Land Owner and/or his transferee shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.
6. There is no existing agreement regarding the development of the sale of the said premises and that all arrangements if any, prior to this

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01-03-2024

Bhagwati Sai Developers

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agreement has been cancelled and are being superseded by this agreement. If any agreement is discovered at any stage, the Landowners shall compensate the Developer.

7. The Land Owner assures and guarantees that the land property is free from any encumbrances, attachment, charge, claim or demand whatsoever by or from any whatsoever. The LAND OWNERS will be the responsible if in future any legal complications arise regarding the right, title of "A" schedule land.
8. It shall be mandatory and necessary on the part of the LAND OWNERS to become members of the Flat Owners Association or Society, formed by the members staying in the said building complex and the association of the flat owners will repair and maintain the property and shall pay all the changes of various Government Duties and levies and repair of any other outgoing relating to the said property and the building shall be payable by all the flat owners. The Flat owner's association shall be the apex body, relating to all the interests of all the flat owners and shall work for the peaceful living of all members.
9. That building complex shall be completed but time is not fixed for this agreement.
10. The DEVELOPER can appoint any person/persons for the construction of the apartment buildings and residential complexes, for which the land owners will have no objection whatsoever.
11. The LAND OWNERS shall provide vacant possession of the above mentioned plot to the DEVELOPER immediately after execution of this agreement and the builder/developer will start the construction work from the date of sanction/approval of plan. Thereafter as per the plan approved by RMC Ranchi, builder will carry on the construction work from start to finish in a regular manner and the DEVELOPER will not leave the construction of the building in the middle.
12. It is further agreed and undertaken by the DEVELOPER that the LAND OWNERS shall have full right, title, ownership, interest over the built up area allotted to the LAND OWNERS as their share more specifically described in the LAND OWNERS shall be fully entitled to enjoy the above built up area and shall be fully entitled to transfer convey, grant, otherwise alienate or transfer his interest in any manner as deemed fit by the LAND OWNERS to any person, association or persons, firm,

*Handwritten signature: Suresh Kumar*  
01-03-2024

company, corporate body co-operative societies, govt. agencies etc. on such terms and conditions as may be decided by the LAND OWNERS.

13. The name of the building complex shall be "SHIVALAYA".
14. The LAND OWNERS or their nominee or nominees shall have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
15. That the LAND OWNERS will provide all the original and certified land documents to the DEVELOPER pertaining to "A" schedule land.
16. That after sanction of map, the DEVELOPER will start necessary processing, planning advances booking for the sale of proportionate share of "A" schedule land.
17. That the LAND OWNERS will not raise any question or objection if any charges or amendment done by the DEVELOPERS in the said multi storied building without disturbing the LAND OWNERS share as permitted by RMC Ranchi.
18. That the LAND OWNERS will pay the proportionate necessary charges, fees, levied by Corporation/Government from time to time along with other co-owners of the building as applicable in similar other properties.
19. The LAND OWNERS shall make available all the original documents of schedule 'A' property according to need of builder.
20. That the DEVELOPER will use standard materials in the multistoried buildings without any variation in the share of land owners and similarly standard materials shall be maintained throughout the construction.
21. That the Developer shall submit the application for sanction of building plan before Ranchi Municipal Corporation, Ranchi within two months from the date of signing of the this Agreement.

**ARTICLE-X LEGAL PROCEDURES:**

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the LAND OWNERS to defend all actions and proceedings in respect of the title and/or possession of the land property.
2. That the LAND OWNERS shall not be responsible in any manner whatsoever, if in future, any legal complication arises regarding the

*Handwritten signature: Kiran Kumari*  
402-50-10



9. The Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of and concerning this transaction
10. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.
11. In case of GST or any other Govt. Tax and duties which is payable in relation to flat/flats of the said apartment on the FIRST SCHEDULE of the property, the same shall be paid in proportion to their respective shares in accordance with law. It is further agreed that the owner shall make payment of the G.S.T. etc. wherever applicable to the Government through the developer.

**THE FIRST SCHEDULE-"A"**

All that piece and parcel of the land under Khata No. 308, R.S Plot No. 1306, Sub Plot No. 1306/2, measuring an area 7.44 Decimals and Sub Plot No. 1306/33, measuring an area 5.94 Decimals, total area 13.38 Decimals situated at Village- Pundag, P.S. Jagarnathpur, P.S. No. 228, District Ranchi, corresponding to Holding No. 0380001086600Z0 and 0380001086700Z0 Within Ward No. 36 of Ranchi Municipal Corporation, State Jharkhand having purchased right which bounded and butted as follows :-

North : Proposed Road  
South : Sub Plot No. 1306 Part  
East : Sub Plot No. 1306 Part  
West : 24 feet Wide Proposed Road

Valuation of land for registration :- Rs. 57,32,500/- + 7180002

Kishan Kumar  
01-03-2024

**SCHEDULE-B**

**LAND OWNER's ALLOCATION/SHARE**

**Chandra Mohan Singh** Constructed Area in form of Flats along with Car Parking Space and undivided proportionate share of land which is as follows :-

Flat No.	Floor	Super Built up area (in sq.ft.)	Carpet Area (in sq.ft.)	Undivided proportionate share of land (in sq.ft.)
1A	1st Floor	1641	1035	557.94
1B	1st Floor	1036	660	352.24
3A	3rd Floor	1641	1035	557.94
<b>SMT. KIRAN KUMARI</b>				
2C	2nd Floor	1466	914	498.44
3B	3rd Floor	1036	660	352.24
4C	4th Floor	1466	914	498.44

**SCHEDULE-C**

**DEVELOPER ALLOCATION/ SHARE**

**DEVELOPER** Constructed Area in form of Flats along with Car Parking Space and undivided proportionate share of land which is as follows :-

Flat No.	Floor	Super Built up area (in sq.ft.)	Carpet Area (in sq.ft.)	Undivided proportionate share of land (in sq.ft.)
1C	1st Floor	1466	914	498.44
2A	2nd Floor	1641	1035	557.94
2B	2nd Floor	1036	660	352.24
3C	3rd Floor	1466	914	498.44
4A	4th Floor	1641	1035	557.94
4B	4th Floor	1036	660	352.24

*Kiran Kumari*  
01-03-2024

*Signature of Bhagwati Sai Developers*

Bhagwati Sai Developers

*Signature*  
Proprietor

**The Second Schedule above referred to Building :**

The builder shall at its own cost construct, create and complete in all respect the said building complex and shall allocate to the Owner area of Flats and Car Parking Space as per the drawing sanctioned by RMC Ranchi and the remaining area shall be Developer's Share.

**The Third Schedule above referred to Common Facilities:**

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landing, entrance and exists, Terrace of the roof which shall be utilized by the DEVELOPER and the prospective PURCHASERS shall have right to access. Wherever it will necessary for the purpose of repair maintenance etc. of common amenities and the DEVELOPER shall have right to construct if any above the roof of the building in above proportionate share as of land.
2. Pumps installations, pump room and for staff or workers if any.
3. Common passages, driveways, excepting car parking spaces if any.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electrical wiring, meters and fixtures [excluding those as are installed for any particulars flat.
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outer side walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and Generator Room.
9. Such other common parts, areas, equipment, installations, fixtures, fittings, covered and open space in or about the said building as necessary for passage to use and occupancy of flat or flats in common and as are easement or necessity or the building but excluding car parking space and areas.

Handwritten signature: *Shyam Kumar*  
Date: *01-03-2024*

**THE FORTH SCHEDULE ABOVE REFERRED TO SPECIFICATION**

;

The specification of the LAND OWNER'S allocation will be as general.

**THE FIFTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES:**

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common area and facilities including whitewashing, painting and decorating the exterior portion of the said building the boundary walls, entrance staircase, landings gutters, rain water pipers, motor pumps, tube well, wiring and installation, sewers, drains and all other common parts, fixtures, fittings, and requirement is under or upon the building enjoyed or used in common by the owners, intending purchasers, co-purchasers or occupier hereto.
2. The cost of leaning, maintenance and lighting the maintenance, passage, landing, staircase and other parts of the building as enjoyed or used in the common by the occupiers of the said building.
3. The salaries or managers, clerks, bill collectors, chowkidar, plumbers, electrician, sweepers etc. if any.
4. The cost of working repairs, replacement and maintenance of pumps, tube well and other plumbing including all other services charges for services rendered in common to all occupiers i.e. lift maintenance, generator maintenance etc.
5. Municipal Taxes and other taxes and other outgoing etc.
6. All electrical payable in common for the common portions of the said building.
7. All other expenses including printing and stationary, also expenses incurred in respect of any dispute with Ranchi Municipal Corporation, RRDA or any other local authority, Government Insurance Company or any other persons in relation to or be deemed by the Builder or any adhoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep the said building.

Handwritten signature: *Kiran Kumar*  
Date: 01-03-2024

Bhagwati Sai Developers

Handwritten signature: *Sai*  
Proprietor

**THE SIXTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES:**

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

**THE SEVENTH SCHEDULE ABOVE REFERRED TO :**

The under mentioned rights, easements and privileges to the said flats shall be expected and be reserved up to the other co-purchasers and/or occupiers of other part of the said building.

1. The right of flow in common with the purchaser and any part [other than the said flats] to the other part of the said building through pipes, drains, wires, or conduits lying or being in under though or over the said flats and so for as may be reasonable for the beneficial use, occupation and enjoyment of other parts of the building.

more details Khram Karaman  
01-03-2024

Bhagwati Sai Developers

*Sai*

Proprietor

2. The right of protection of other parts of the said building or **all** parts of the said flats as the same and/or does normally protect.
3. The right as would otherwise become vested in the purchaser **by** means of any structural alteration to the said flat or otherwise in a **manner** to lessen or to diminish any support enjoyment by other parts of the said building.

IN WITNESSES whereof the LAND OWNERS and the DEVELOPER have put their respective signature on this *01*... day of **MARCH**, 2024 at Ranchi after fully understanding the contents.

**WITNESSES:**

1. *Jyoti Kaur S/o Hareydas* Signature of the LAND OWNER

*Radhika Munis* *Proprietor*

*Flat No-101*

*Ashtik Kuy'*

*Ranchi.*

*T. K. H. B. S. J.*






2. *Santosh Kr. Singh*  
*70 Let Mundrika Pd. S.M.L*  
*Lajpat Nagar, Ranchi*

2. *Ritans Kumari*  
*01-03-2024*

Signature of the DEVELOPER :



*Sweety*  
01-03-2024

				
Little	Ring	Middle	Index	Thumb

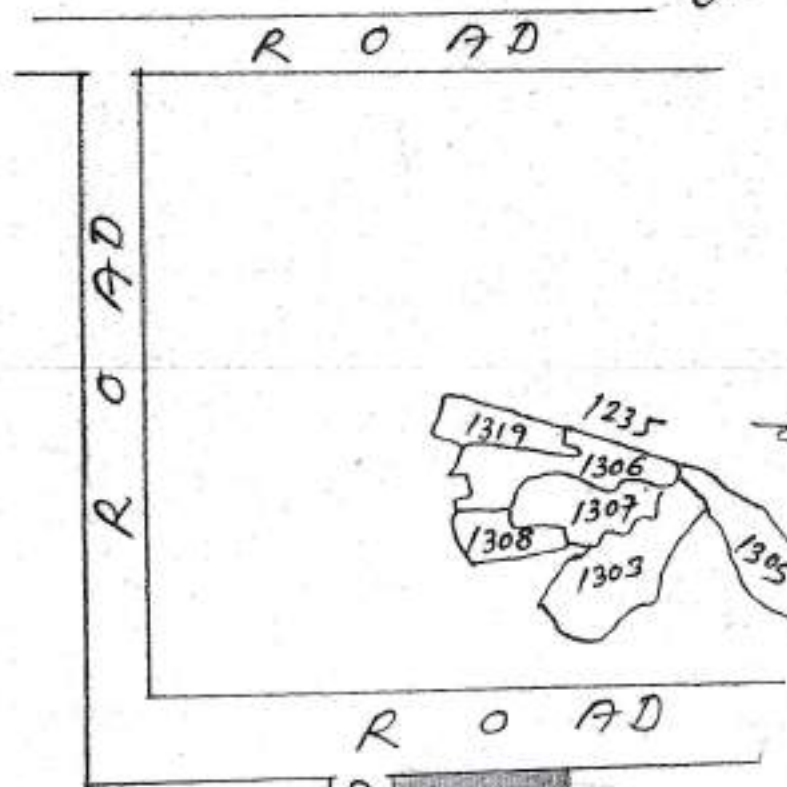
Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me or before me.

Drafted by:-

  
Murali & Co

N  
 VILLAGE - PUNDAG  
 THANA - JAGARNATHPUR  
 THANA NO - 228  
 DIST - RANCHI  
 R.S. PLOT NO - 1306  
 SUB PLOT NO - 1306/2  
 S  
 AREA SHOWN IN RED WASH

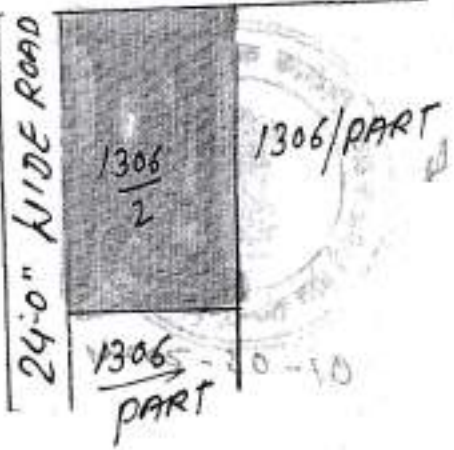
AREA  
 AC - DEC  
 0.744



way 2/3rd/1/2  
 Kiran Kumari

*[Handwritten signature]*

01-03-2024



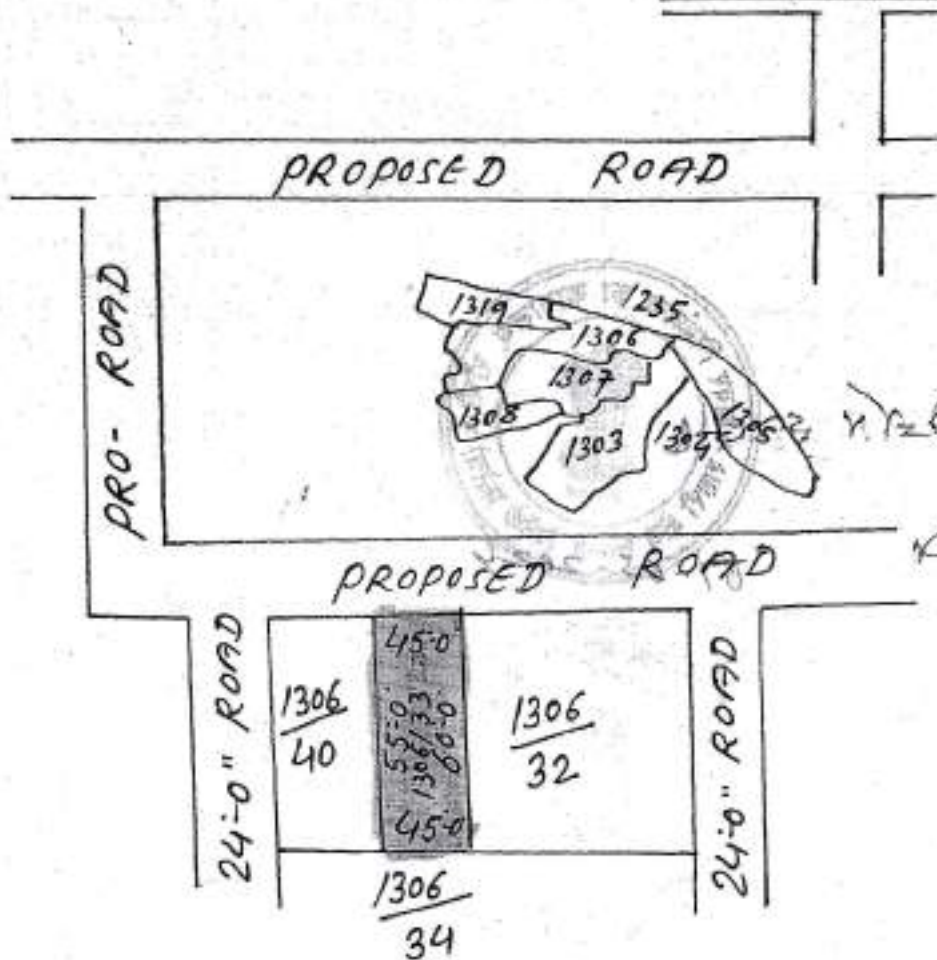
*[Handwritten signature]*  
 Bhagwati Sai Developers  
 Proprietor



VILLAGE - PUNDAG  
 THANA - JAGARNATHPUR  
 THANA NO - 228  
 DIST - RANCHI  
 R.S. PCOT NO - 1306  
 SUB PCOT NO - 1306/33  
 AREA SHOWN IN RED WASH

AREA  
 AC-DEC  
 0 - 5.94

KATHALMORE TO ARGORA



1/25/12

Kiran Kumar

01-03-2024

Sai

Dev

Bhagwati Sai Developers

*Sai*

Proprietor



# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : **TRAN28132953820231215** Date : **2023-12-28**  
Ward No : **38**  
Department / Section : **Revenue Section** New Ward No : **36**  
Account Description : **Holding Tax & Others** Application No **SAF/01/038/09116**  
New Holding No : **0380001086700Z0**

Received From Mr / Mrs / Miss. : **KIRAN KUMARI W/O ABHISHEK PRATAP**  
Address : **LAJPAT NAGAR NEAR LALA LAJPAT RAI SCHOOL PUNDAG RANCHI**  
A Sum of Rs. : **6435.00**

(In words) :

**Six Thousand Four Hundred And Thirty Five 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	2016-2017	4	2023-2024	3608.48
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	1006.75
				Special Rebate	180.42
				<b>Total Amount</b>	<b>6435.00</b>
				Round Off Amount	0.81
				<b>Total Paid Amount</b>	<b>6435.00</b>



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

Pundag

नाममौज़ा पुन्दाग खिदमतनम्बर २

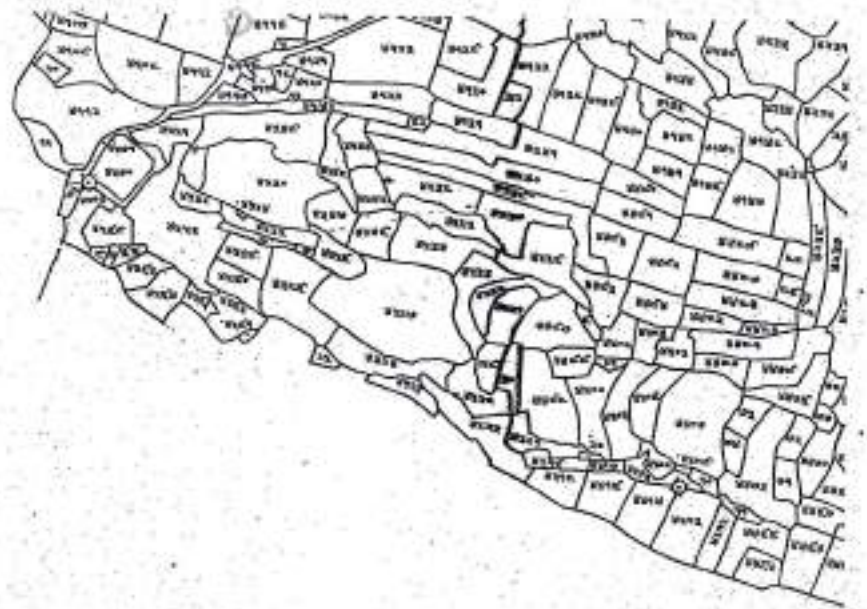
नाम चाना शेची

पाना नम्बर २२८

ज़िला राँची

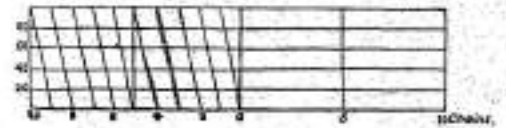
कैल एक भादल बरामत १६ इन्च  
सन् १९३२ - ३१ इस्वी





ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲೆ

Scale 10 inches = 1 Mile.



ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲೆ - ೨೦೧೨ - ೨೦೧೩ - ೨೦೧೪ - ೨೦೧೫ - ೨೦೧೬ - ೨೦೧೭ - ೨೦೧೮ - ೨೦೧೯ - ೨೦೨೦ - ೨೦೨೧ - ೨೦೨೨

Mo

Bhagwati Sai Developers

*Sastry*

Proprietor



Bhagwan Sar Developers

*Sar*

Proprietor



published under the authority of Government.

Superintendent of Survey

Bhagwati Sai Developers

Proprietor



# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : TRAN28132953920231215 Date : 2023-12-28  
Ward No : 38  
Department / Section : Revenue Section New Ward No : 36  
Account Description : Holding Tax & Others Application No SAF/01/038/09115  
New Holding No : 038000108660020

Received From Mr / Mrs / Miss : CHANDRA MOHAN SINGH S/O LATE KULDIP NARAYAN SINGH

Address : LAJPAT NAGAR NEAR LALA LAJPAT RAI SCHOOL PUNDAG RANCHI

A Sum of Rs. : 7555.00

(in words) :

Seven Thousand Five Hundred And Fifty Five 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	2016-2017	4	2023-2024	4519.92
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	1261.07
				Special Rebate	228.00
				<b>Total Amount</b>	<b>7555.00</b>
				Round Off Amount	0.99
				<b>Total Paid Amount</b>	<b>7555.00</b>



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

Bhagwati Sai Developer

*Sai*  
Proprietor



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

March 1, 2024

पंजी 11 प्रति

भाग वर्तमान	20	पृष्ठ संख्या	121										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	झारखण्ड				
मौज का नाम	पुन्दा	होलिंग संख्या	308	तैजी संख्या	0	धाना नम्बर	228	सात का प्रकार	रेयती				
वन्दनोहन सिंह, पेशरान-कुतदीप नाखण्ड सिट, जति-.....													
खाल नम्बर	खॉट संख्या	रकबा			परिवर्तन के लिए प्रधिकार				लगान	सेस			
308	1300	0 कठर.44 डि 0 छ.			वा. ख. वाद सं. 2316 अर 27/ 2009-10 देखे 193/18				3	4.35			
कुल परिमाण		0 कठर.44 डि 0 छ.											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात
18/07/2010	2110021	2009	2010-11	0	3	0	0.76	0	1.5	0	1.5	0	0.6
06-19-2023	0750838105	2011-2012	2023-2024	36	3	9	0.75	18	1.5	18	1.5	7.2	0.6

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

Mutation Cases Not Found !!

List Of Case Status Details

मौनलासि जाच

नवारी

← BACIC

यह एक कंप्यूटर जनित प्रति

यह प्राप्त केवल प्रती की जानकारी के लिए है

किसी भी प्रकार की अशुद्धि के लिए सम्बन्धित अधिकारी से संपर्क करें  
पत्र का नक्का देखने के लिए पत्र नंबर देखें





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी ॥ प्रति

March 1, 2024

भाग वर्तमान	23	पत्र संख्या	104												
जिला का नाम	रोही	अनुसूचित नाम	रुद्र	अपंत का नाम	नाड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	झारखंड	इस्टेट का प्रकार	रेपती				
मौजा का नाम	पुन्दा	इंस्ट्रिग संख्या	306/144	तौली संख्या	0	धाना नम्बर	228								
श्रीमति किरण कुमारी, पित्त-श्री अधिभूक प्रलय, जति: -----															
खाता नम्बर	खत संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस			
308	1308	0 रे 5.94 डि 0 हे			डा.ख. कड सं.760 अर 27/11-12 194/18 से अण्ड है						8	8.7			
		कुल परिमाण													
		0 रे 5.94 डि 0 हे													
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत चातु सात	रोड सेस बकाया	रोड सेस चातु सात	शिक्षा सेस बकाया	शिक्षा सेस चातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातु सात	कृषि सेस बकाया	कृषि सेस चातु सात		
10/02/2012	2082326	2011	2012	0	8	0	1.5	0	3	0	3	0	1.2		
06-19-2023	0254754448	2012-2013	2023-2024	86	8	16.5	1.5	33	3	33	3	13.2	1.2		

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

Mutation Cases Not Found !!

List Of Case Status Details

सॉनवर्क इन जॉय

अपडेट करें

← BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रमाण केवल प्राप्ति की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारीव्यवारी से संपर्क करें

अपडेट का नम्बर देखने के लिए अपडेट नम्बर क्लिक करें

Bhagwati Sai Developers

Proprietor

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सरकल। नाम मौजा मय

धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 104  
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 23  
 वो सकुनत नम्बर। Receipt No. : 0254754446

नगड़ी। पुन्दाग। 228। श्रीमति किरण कुमारी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
308	1306	0 एकड़ 5.94 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिस्साब लगान भावली
------------	-------------	--------------------------

जोत का सालाना मांग मय तफसीत (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा (2012-2013) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल (नकदी)	6.00	48.00	6.00	6.00	6.00	6.00
गुजारी (भावली)	1.50	12.00	1.50	1.50	1.50	1.50
संस	3.00	24.00	3.00	3.00	3.00	3.00
सूद	3.00	24.00	3.00	3.00	3.00	3.00
मुतफरकात	3.00	24.00	3.00	3.00	3.00	3.00
मीजान	1.20	9.60	1.20	1.20	1.20	1.20
	14.70	117.60	14.70	14.70	14.70	14.70

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा (2012-2013) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल (नकदी)	48.00	6.00	6.00	6.00	6.00	
गुजारी (भावली)	12.00	1.50	1.50	1.50	1.50	
संस	24.00	3.00	3.00	3.00	3.00	
सूद	24.00	3.00	3.00	3.00	3.00	
मुतफरकात	24.00	3.00	3.00	3.00	3.00	
मीजान अदायकारी	9.60	1.20	1.20	1.20	1.20	
	117.60	14.70	14.70	14.70	14.70	

(१) मीजान कुल (लफजों में): One Hundred Seventy Six Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 176.40

तारीख अमला तहसील कुनिन्दा : 19-06-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Bhagwati Sai Developers

Proprietor



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

ज़मीनदार नाम				रियत का नाम, अभिभावक का नाम, रिस्ता						
Bara Lal Kandari Nath Salsdeo				Langra Teli, पिता - Charka Teli, -, जाति- तेली, निवासी- Pundag						
जिला का नाम	राँची	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	मौजा का नाम	पुन्दाग	खाता नम्बर	रैयती का प्रकार	
खेवट नम्बर 2		खाता नम्बर 308		धाना का नाम	राँची	धाना नम्बर 228				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
308	1306	Sarna Teli Mangra Oraon	टाइ दो 2	0 (एकड़) 70 (डिसमील) 0 (हेक्टर)	---	---	2	0	0	kaimi
खाता में कुल प्लोट संख्या		0	खाता का कुल मिजान	0 (एकड़) 70 (डिसमील) 0 (हेक्टर)		खाता का कुल	2 0 0			

यह एक कंप्यूटर जनित प्रति है

3/1/2024  
12:21:57  
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

Bhagwati Sai Developers

Proprietor

Pundig

गणेशवाडी पुन्वारा (शहराबाबु)

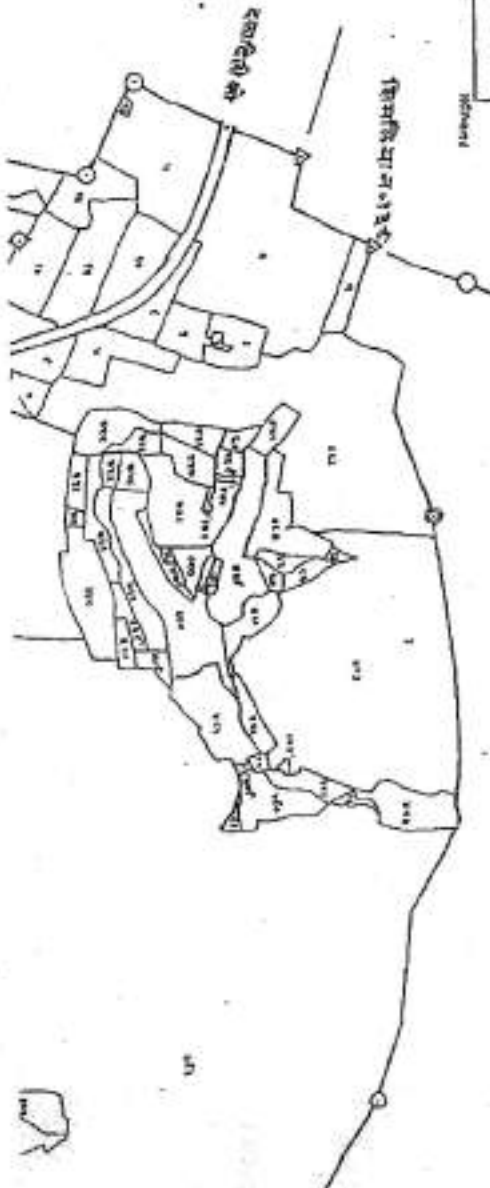
नाम चाना रोडी

पाना नगर बस

जिंला रॉन्धी

दुकान एक भादोन रवापर 15 दुवा  
वर्षा 1992 - 20 वर्षी

Scale / 5 Inches = 1 Mile



Bhagwati Sai Developers

Proprietor

Sai

Bhagwati Sai Developers



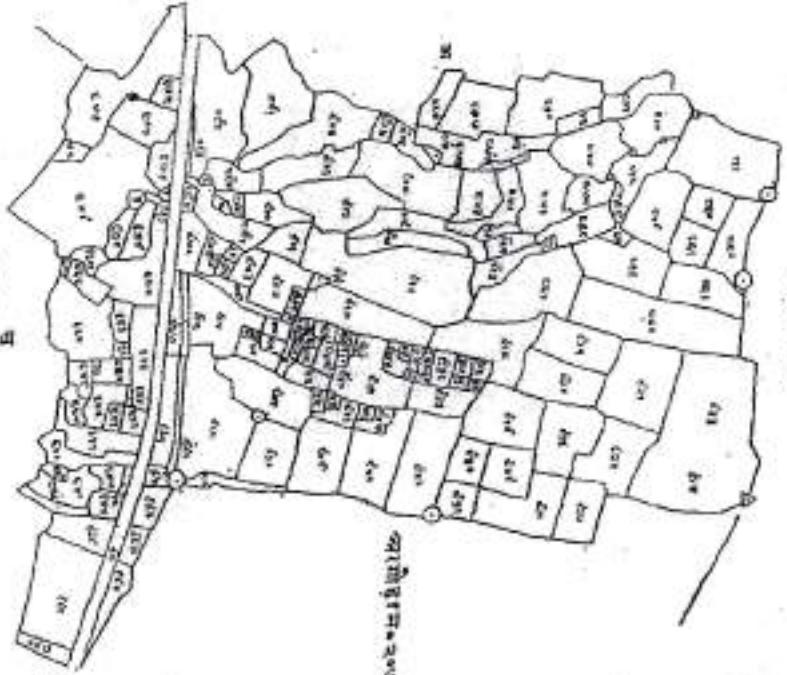
शुद्ध क्षेत्र

शुद्ध क्षेत्र

शुद्ध क्षेत्र



21A & 21B 205 1000



21A & 21B 205 1000

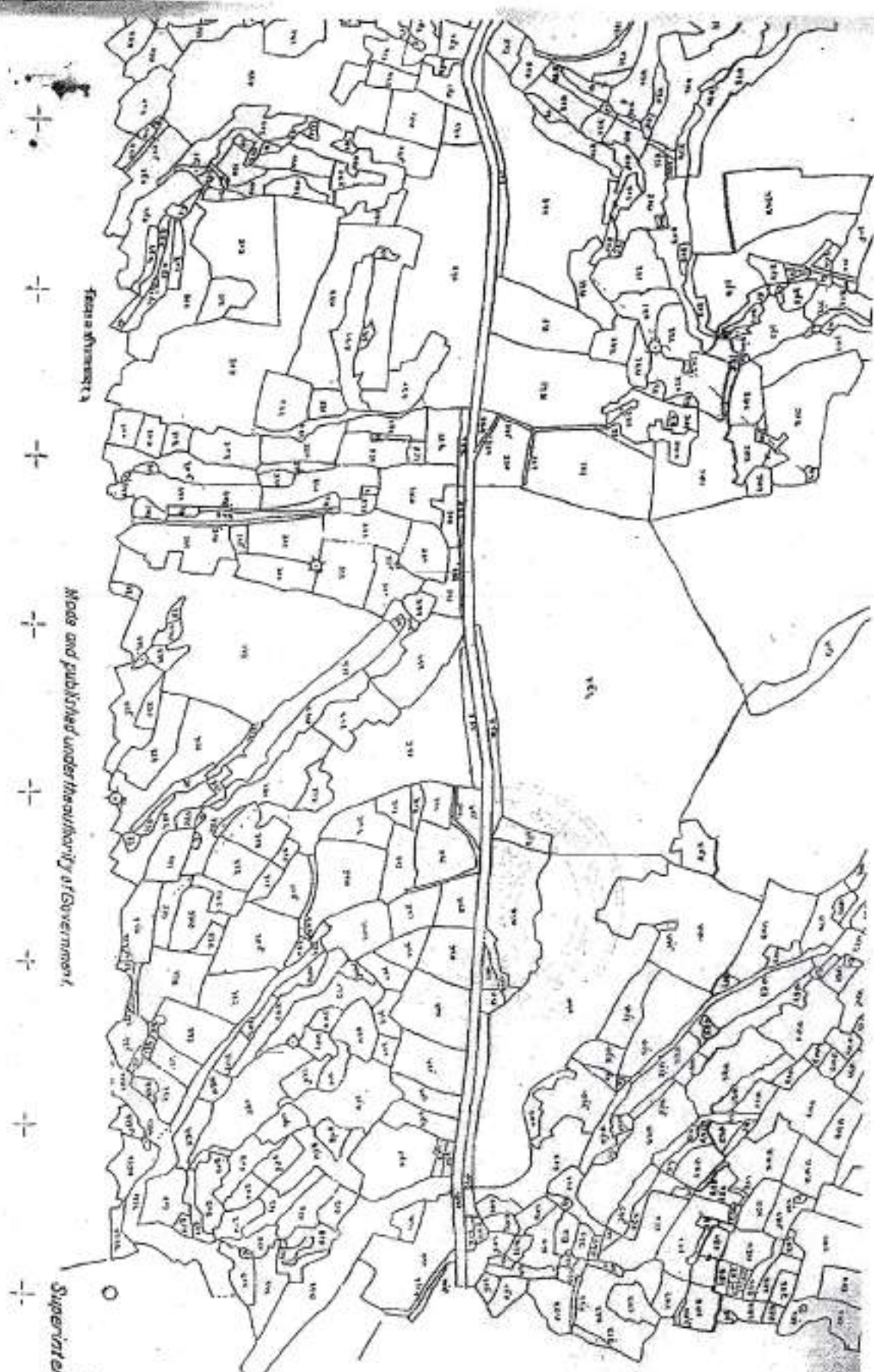
21A & 21B 205 1000



Under the sheets

Bhagwati Sai Developers

Proprietor



Feeta Shikharika

Made and published under the authority of Government

Superintendent of  


मिशन खिदमदर

Bhagwati Sai Developers

*Sai*

Proprietor



निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

क्र०सं०	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) अंचलधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

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

निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित

Bhagwati Sai Developers

*Sai*  
Proprietor



## Pre Registration Docket

Date :- 29-02-2024 08:20 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 202400026982

Appoinment :- 01-Mar-2024 Time:- 11:55

Article	Development Agreement
Pre Registration Date	29-Feb-2024
No. Of Pages	24
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,25,539.

Property Id: **1173008**

Valuation No. : 1595112 / 2024	:- 2023-2024	Date : 29-February-2024 20:34:PM	
State : Jharkhand	District : Ranchi	Tahsil : Nagri	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pundag	Village/City : Pundag	
Pundag Word No 36 - Other Road			
Khata Number - 308			
Plot Number - 1306			
Volume Number - 20			
Page Number - 121			
Holding Number - 0380001086600Z0			
Property Rates			
Commercial Land (Y)			
₹965054/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	7.44 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 7.44 x 965054 = 7180001.76	₹71,80,002/-
A	Total		₹71,80,002/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹71,80,100/-
Total Amount in Words : Seventy One Lakhs Eighty Thousands One Hundred Rupees Only.			

Bhagwati Sai Developers

*[Signature]*  
2/4

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Sub Plot no 1306/Part, West: 24 feet Wide Proposed Road, South: Sub Plot no 1306/Part, North: Proposed Road
Area	Land area : 7.44 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	7180001.76
Transaction Amount	-

Property Id: **1173013**

<b>Valuation No.</b> : 1595108 / 2024	<b>:-</b> 2023-2024	<b>Date</b> : 29-February-2024 20:33:PM	
<b>State</b> : Jharkhand	<b>District</b> : Ranchi	<b>Tahsil</b> : Nagri	
<b>Land Type</b> : Urban	<b>Corporation</b> : Ranchi Municipal Corporation Pundag	<b>Village/City</b> : Pundag	
<b>Pundag Word No 36</b> - Other Road			
<b>Khata Number</b> - 308			
<b>Plot Number</b> - 1306			
<b>Volume Number</b> - 23			
<b>Page Number</b> - 104			
<b>Holding Number</b> - 038000108670020			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹965054/- Decimal			
<b>Valuation Rule</b> : Commercial land			
<b>Property Details</b>			
1	Land area	5.94 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.94 x 965054=5732420.76	₹57,32,421/-
A.	Total		₹57,32,421/-
<b>Note</b> : Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹57,32,500/-
<b>Total Amount in Words</b> : Fifty Seven Lakhs Thirty Two Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Sub Plot no 1306/Part, West: 24 feet Wide Proposed Road, South: Sub Plot no 1306/Part, North: Proposed Road
Area	Land area : 5.94 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	5732420.76
Transaction Amount	-

Bhagwati Sai Developers

CLAIMANT	-Ms. Bhagwati Sai Developer Prop Sweety Barnwal, ,Father/Husband Name Late Ramdeo Prasad , PAN No.- Date Of Birth-01-Oct-1981,Permission Case No.- , Aadhaar No. *****3952, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Radhika Niwas, Flat No. 101, Ashok Kunj, Ashok Nagar, P.S. Argora, District Ranchi, Pin Code-834002
EXECUTANTS	-Mrs. Kiran Kumari, ,Father/Husband Name Chandra Mohan Singh , PAN No.- Date Of Birth-05-May-1976,Permission Case No.- , Aadhaar No. *****2069, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Lajpat Nagar, Pundag, P.S. Jagarnathpur, District Ranchi, Pin Code-834002
	-Mr. Chandra Mohan Singh, ,Father/Husband Name Late Kuldip Narayan Singh , PAN No.- Date Of Birth-30-Jun-1949,Permission Case No.- , Aadhaar No. *****3947, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-.,Address - Lajpat Nagar, Pundag, P.S. Jagarnathpur, District Ranchi, Pin Code-834002

Witness Information	Mr. Jugnu Kumar , Address - Radhika Niwas Flat no-101, Ashok Kunj no-03, Ashok Nagar, Argora, Doranda, Ranchi-, Father/Husband Name-Hirendra Prasad
---------------------	---

Identifier Details	Mr. Jugnu Kumar , Address - Radhika Niwas Flat no-101, Ashok Kunj no-03, Ashok Nagar, Argora, Doranda, Ranchi-, Father/Husband Name-Hirendra Prasad
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	720
Total		720

Fee Rule:Development Agreement		
1	A1	3,22,815
2	E	2,000
3	LL	3
4	PR	1
Total		3,24,819

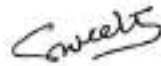
All the entries made, have been verified by me and are found same as the entries of the Bhagwati Sai Developers document presented.

*[Signature]*  
Registrar

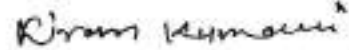
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Bhagwati Sai Developers



Proprietor



### Document Registration Summary 1

Date :-01-Mar-2024

- Government/Market Value: ₹12912600/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 984092

Receipt Date : 01-03-2024

Presenter Name: -

On Date 01-03-2024 Presented at SRO - Ranchi Urban3

Signature of Presenter

*[Handwritten Signature]*  
SRO - Ranchi Urban3

E	₹2000
PR	₹1
SP	₹720
LL	₹3
A1	₹322815
Stamp Duty	₹100

**Total** ₹325639

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	BhagwatiSaiDeveloperPropSweetyBarnwal	• GRN Number : 2400942027 • DEPT Transaction Id : ca17b0fb4fb22e59d1a5 • Transaction Type :	100
E	2000	2000	0	GRAS	BhagwatiSaiDeveloperPropSweetyBarnwal	• GRN Number : 2400941766 • DEPT Transaction Id : 189843068d463f774d1c • Transaction Type :	2000
PR	1	1	0	GRAS	BhagwatiSaiDeveloperPropSweetyBarnwal	• GRN Number : 2400941766 • DEPT Transaction Id : 189843068d463f774d1c • Transaction Type :	1
SP	720	720	0	GRAS	BhagwatiSaiDeveloperPropSweetyBarnwal	• GRN Number : 2400941766 • DEPT Transaction Id : 189843068d463f774d1c • Transaction Type :	720
A1	322815	322815	0	GRAS	BhagwatiSaiDeveloperPropSweetyBarnwal	• GRN Number : 2400941766 • DEPT Transaction Id : 189843068d463f774d1c • Transaction Type :	322815
LL	3	3	0	GRAS	BhagwatiSaiDeveloperPropSweetyBarnwal	• GRN Number : 2400941766 • DEPT Transaction Id : 189843068d463f774d1c • Transaction Type :	3

Bhagwati Sai Developers

*[Handwritten Signature]*  
1/2

Sub Total	325543	325639	-96				
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**Article : Development Agreement Number of Pages : 48**

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 

Bhagwati Sai Developers



Proprietor



**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 202400026982

Deed Type	Development Agreement
Number of Pages	48
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 720, A1 :- Rs. 322815, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7180002/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 36 Property Boundaries :- East: Sub Plot no 1306/Part, West: 24 feet Wide Proposed Road, South: Sub Plot no 1306/Part, North: Proposed Road Khata Number - 308Plot Number - 1306Volume Number - 20Page Number - 121Holding Number - 0380001086600Z0 Area Of Land :- 7.44 Decimal
Property No.	2
Valuation Details	Value :- Rs.5732421/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 36 Property Boundaries :- East: Sub Plot no 1306/Part, West: 24 feet Wide Proposed Road, South: Sub Plot no 1306/Part, North: Proposed Road Khata Number - 308Plot Number - 1306Volume Number - 23Page Number - 104Holding Number - 0380001086700Z0 Area Of Land :- 5.94 Decimal

Sh./Smt.Chandra Mohan Singh s/o/d/o/w/o Late Kuldip Narayan Singh has presented the document for registration in this office



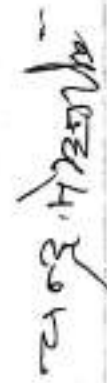





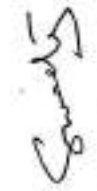
today dated :- 01-Mar-2024 Day :- Friday Time :- 14:25:57 PM



Chandra Mohan Singh(Individual)



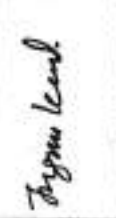
Party Name	Document Type	Document Number
Chandra Mohan Singh	PAN/UID	*****3947

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
								Bhagwati Sai Developers Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>Chandra Mohan Singh</b> Address1 - Lajpat Nagar, Pundag, P.S. Jagamathpur, District Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	<b>Chandra Mohan Singh</b> Address:- 82,POKHNA TILHA, WARD- 24, B N JHA ROAD, B, DEOGHAR, Kothia, Madhupur, Deoghar, 814112, B.deoghar, Jharkhand, India		EXECUTANTS Age:74			
2	<b>Kiran Kumari</b> Address1 - Lajpat Nagar, Pundag, P.S. Jagamathpur, District Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	<b>Kiran Kumari</b> Address:- , MOHHALA- POKHANATILHA- B.N JHA ROAD, , NEAR NAUNIHAL PUBLIC SCHOOL DEOGHAR, Deoghar, Deoghar, Deoghar, 814112, B. Deoghar, Jharkhand, India		EXECUTANTS Age:47			
3	<b>Bhagwati Sai Developer</b> Prop <b>Sweety Barnwal</b> Address1 - Radhika Niwas, Flat No. 101, Ashok Kunj, Ashok Nagar, P.S. Argora, District Ranchi, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	<b>Sweety Barnwal</b> Address:- Radhika Niwas Flat No- 101, Ashok Kunj Road No- 03, , ashok Nagar Argora, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		CLAIMANT Age:42			

**Bhagwati Sai Developers**  
  
 Proprietor

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p><b>Jugnu Kumar</b>                      S/o-D/o Hirendra Prasad                      Address1 - Radhika Niwas Flat no-101, Ashok Kunj no-03, Ashok Nagar, Argora, Doranda, Ranchi, Address2 -                      . . . Jharkhand                      PAN No.:</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>Jugnu Kumar</b>                      Address1 - Radhika Niwas Flat no-101, Ashok Kunj no-03, Ashok Nagar, Argora, Doranda, Ranchi, Address2 -                      . . . Jharkhand</p>			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned, ( Chandra Mohan Singh , Kiran Kumari), has/have admitted the execution before me. He/ She/ They has / have been identified by (Jugnu Kumar) Son/Daughter/Wife of (Hirendra Prasad) resident of (Radhika Niwas Flat no-101, Ashok Kunj no-03, Ashok Nagar, Argora, Doranda, Ranchi) and by occupation (Business).



Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 01-Mar-2024

Bhagwati Sai Developers

 Prasad

Token No.: 202400026982

## CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **01-Mar-2024** by **Chandra Mohan Singh, S/O, D/O, W/O Late Kuldip Narayan Singh** resident of Lajpat Nagar, Pundag, P.S. Jagamathpur, District Ranchi ...  
This deed was registered as Document No:- **2024/RANU3/630/BK1/594** in Book No :- **BK1**, Volume No :- **72** from Page No :- **535** to **582** at, office of **SRO - Ranchi Urban3**

Date:- **01-Mar-2024**

  
Registering Officer