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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a8400e7713351aaf1358

Receipt Date : 19-Oct-2022 09:06:29 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20220000125821

Office Name : SRO - Ranchi Urban2

Document Type : Development Agreement

Payee Name : SHREYANSH CONSTRUCTION Thought Its
Managing Partner SRI VISHAL
WADHWANI (Vendee)

GRN Number : 2213978003



नियम 21 के अधीन ग्राहक भारतीय स्टांप अधिनियम
1899 की अनुसूची 1 या 1 क्रम सं०...के
अधीन यथावत स्टांप-सहित (या स्टांप शुल्क से
विमुख या स्टांप शुल्क अपेक्षित नहीं)

अवर निबंधक, राँची

शहरी क्षेत्र-2, (डोरण्डा) प्रक्षेत्र

Vishal Wadhwa
19/10/22

19.10.22

19/10/2022

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

For SHREYANSH CONSTRUCTION
Vishal Wadhwa
19/10/22



AMIT

Civil
E. No- Jn213/13

Handwritten signature
(19/10)

REGISTERED DEVELOPMENT AGREEMENT

THIS REGISTERED DEVELOPMENT AGREEMENT is made and enters into at Ranchi on this 19th day of October 2022.

BETWEEN

SMT. PARWATI WADHWANI WIFE OF LATE KISHORE WADHWANI DAUGHTER OF LATE SURAJ DEO SINGH GRAND DAUGHTER OF LATE BHAGWAN SINGH , (PAN- AAFPW7070D, AADHAAR NO. XXXX XXXX 3366 & Mob. No. 9334247224), by occupation-Business, (Belongs to by General Caste which does not affected under the caste category list under CNT Act 1908) resident of resident of Trishul, Kanke Road, P.S-Gonda District-Ranchi in the State of Jharkhand, Indian citizen, hereinafter referred to as **LAND OWNER (which expression or terms unless excluded by or repugnant to the subject or context shall mean and include his legal heirs, successors, assigns, legal representatives, administrators and authorized persons) of the **FIRST PART.****

Parwathi Wadhwani

19/10/22

Handwritten notes in Hindi:
पं. 1952 दि. 19.10.22
श्री अशुभलक्ष्मी देवी
श्री राजेश

Signature
19.10.22

Handwritten notes in Hindi:
मुद्रांक 50/-
श्री. राजेश देवी देवी
श्री. राजेश देवी देवी

Signature
19.10.22

AND



Handwritten notes in Hindi:
श्री. राजेश देवी देवी

Signature
19.10.22

SHREYANSH CONSTRUCTION, a partnership firm, having its office at Trishul, Kanke, Road, P.S- Gonda, District-Ranchi (Jharkhand), represented through its Managing Partner SRI. VISHAL WADHWANI SON OF LATE KISHORE WADEHWANI GRAND SON OF LATE C. N. WADHWANI (UID NO. XXXX XXXX 6088, PAN NO. AAHPW9947K, MOBILE NO. 9431173213), by Occupation-Business, resident of Trishul, Kanke Road, P.S-Gonda District-Ranchi in the State of Jharkhand (Belongs to by General Caste which does not affected under the caste category list under CNT Act 1908), hereinafter referred to as **DEVELOPER/BUILDER** (which expression or terms unless excluded by or repugnant to the subject or context shall mean and include his legal heirs, successors, assigns, legal representatives, administrators and authorized persons) of the **SECOND PART.**

In this present unless it be contrary to or repugnant to the expression, LANDOWNERS and Developers /Builder shall mean and include their respective representative, legal heirs , successors executors administrators , legal representative's and/or assigns.

WHEREAS the above named First Party is the absolute OWNER of the land comprising of R.S.Plot no. 811 Sub Plot no. 811/Part area 16.32 decimal under Khata no. 97 corresponding to Holding no.0540005166000Z0 within ward no. 54 situated at Mouza-Hesag, P.S-Jagarnathpur (247) , District- Ranchi in the state of Jharkhand more fully described in Schedule A.

AND WHEREAS the land of R.S. Plot no. 811 under Khata no. 97 area 54 decimal situated at village Hesag, P.S- Jagarnathpur (247), District- Ranchi was recorded in R.S. records of right in the name of Balbhadar Singh and others as kaymi land. Later on among

*for vishal wadhwa
19/10/22*

the recorded tenant a family partition took place and in that partition the land in question was allotted to Balbhadar Singh who came in possession over his allotted share of land and remained in possession till his life time.

AND WHEREAS later on Balbhadar Singh died leaving behind him his only son Chhedi Singh and four grandson namely Rajendra Singh, Sukhdeshwar Singh, Maheshwar Singh, Dhruv Narayan Singh all son of Chhedi Singh as his legal heirs and successors who inherited and succeeded the properties after the death of recorded tenant Late Balbhadar Singh and they jointly came in possession over the land inherited and succeeded.

AND WHEREAS later on, while in possession Sri Chhedi Singh son of Late Balbhadar Singh, Sri Rajendra Singh, Sri. Sukhdeshwar Singh, Sri. Maheshwar Singh, Sri. Dhruv Narayan Singh all son of Chhedi through their power of attorney holder Sri Rama Rajwar son of late Jagdish Rajwar vide Power no. IV-722 dated 187.04.2006 duly entered in Book no. IV Volume no. 19 Page no. 17 to 34 of the year 2006 in the Office of District Sub Registrar Ranch had sold the land comprising of land area 16.32 decimal out of 54 decimal of R.S.Plot no. 811 Sub Plot no. 811/Part area 16.32 decimal under Khata no. 97, situated at Mouza-Hesag, P.S-Jagarnathpur (247), District- Ranchi to Smt. Parwati Wadhvani wife of Late Kishore Wadhvani through registered sale deed no. 4492/3870 dated 12.07.2017 duly entered in Book no. I Volume no. 409 Page no. 445 to 494 of the year 2017 in the Office of District Sub Registrar Ranch and put her in possession over land covered under sale deed. After came in possession Smt. Parwati Wadhvani wife of Late Kishore Wadhvani had mutated her names in government srishta vide mutation case no. 2394R27/17-18 and started paying rent on grant of rent receipt, showing the rent paid for

Parwati wadhvani

19/10/22

the period of 2022-23 vide Rent Receipt no. 0620239603 dated 18.07.2022 entered in Volume no. 37 Page no.84 of Register II. Smt. Parwati Wadhvani wife of Late Kishore Wadhvani had also mutated her name in Ranchi Municipal corporation, Ranchi vide holding no. 0540005166000Z0 within ward no.54 and started paying rent on grant of holding tax receipt. Thus the landowner become the absolute Owner and in possession over the said land more fully schedule – A below.

AND WHEREAS the above named Owners hereby has declared that the Schedule A land is free from all encumbrances , charges, liens, demands whatsoever and the above named Owner has got full subsisting right to transfer the Schedule A land by way of sale, and/or to execute DEVELOPMENT AGREEMENT or any agreement.

AND WHEREAS the Owners has further declared that the Schedule A land has not been acquired, requisitioned, surrendered, restored, mortgaged, etc.

AND WHEREAS the Owner is interested in getting multi storied building complex over the schedule "A" property for a valuable consideration and to receive the consideration as defined in schedule "B" in lieu of the same as consideration or in exchange for full and final value of land.

AND WHERAS for making Development of Schedule A land, the Land OWNERS and Developer have mutually agreed to enter into this agreement.

NOW THIS AGREEMENT WITNESSETH and it is herby agreed by and the **LAND OWNERS AND DEVELOPER** hereto as follows:

Parvati Wadhvani

19/10/22

1. **LAND OWNERS** means **SMT. PARWATI WADHWANI WIFE OF LATE KISHORE WADHWANI** and her respective successors in interest.
2. **DEVELOPER** Shall means the above named person and its legal representative, successors, executors, administrators and/ or assigns.
3. **ADVOCATE** shall means **KEDAR NATH AMBASTHA** having Office at Flat no. 3A, SONA APARTMENT, Badri Bhawan Lane, Ratu Road Ranchi or such other Advocates whom the parties may from time to time appoint as the Advocates for the Projects.
4. **ARCHITECT** shall mean such Architect or Architects as be appointed by the DEVELOPER from time to time for the Project at the said premises.
5. **LAND PROPERTY** means land which more fully desired in schedule -A below.
6. **BUILDING/COMPLEX** shall mean the multi stored building consisting of several units in the name and style of "ASHOK PURAM" to be constructed on the schedule-A land by the developer at its own cost and expense as per plan sanctioned by competent authority.
7. **UNIT/FLAT** shall mean a covered area available for independent use and occupation, that is entire covered areas as be sanctioned by RMC and /or any other competent authority and shall include the plinth area of the Unit.
8. **PARKING SPACE** shall mean any place in covered area reserved for motor car, scooter or any vehicle or any other area as specified.

Parwathi Wadhvani

19/10/22

9. **COMMON PART** shall mean common all areas of passage, corridor staircase, passage ways, lifts, common lavatories, pump room, tub well over head water pumps and common facilities and amenities for common use and enjoyments and all fixture and fitting.
10. **SUPER BUILT-UP AREA** shall mean the total covered area to comprise in the said unit/flat as certified by the architect for the time being of the building plus proportionate share of the common facility area and the aggregate of the same shall be deemed to be the built-up area of the unit or the flat.
11. **CARPET AREA** Shall means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
12. **OWNERS SHARE** which means the valuable consideration as defined in schedule "B" in lieu of the same as consideration or in exchange for full and final value of land.
13. **DEVELOPER SHARE** it shall mean the reaming Flat in the building/complex together with the right, title, interest in common facilities and amenities including the right to the user there of parking space together with undivided share of land after providing OWNERS share more fully described in schedule "C".
14. **BUILDING PLAN** it shall mean the plan prepared by the qualified Architect appointed by the DEVELOPER for the construction of multi storied building on the said property more fully described in Schedule 'A' land as per sanction map plan to be approved by Ranchi Municipal Corporation Ranchi vide B.P. Case no. RMC/BP/0278/W51/2022.

Ranchi Wood house

19/10/22

15. **TRANSFER** with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof, although the same may not be within the definition of the terms as given in the Transfer of Property Act or other enactments.
16. **TRANSFeree** shall include any natural or juristic person like Company, Association or persons competent to enter into contract and to whom any space in the building has been transferred.
17. **FORCE MAJEURE** shall describe flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out and / or any other act or commission beyond the control of the developer.
18. Words importing singular shall include plural and vice versa.
19. Words importing masculine gender shall include feminine and neuter genders, like wise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.
20. That this Development Agreement is being executed between the Land OWNERS/First Party Members and Developer/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) Ownership Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) Ownership Act 2011.
21. **AND WHEREAS** certain terms and conditions were agreed to by and among the OWNERS and developer with regards to be construction, transfer of the said building and the parties here to

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19/10/22

and desirous of recording into writing the terms of such agreement hereunder;-

21.1 That the developer will develop and construct multi storied residential complex/building over the schedule A land as per the plan to be prepared by the architect appointed by the DEVELOPER and to be approved by the **RANCHI MUNICIPAL CORPORATION Ranchi** on its own cost and responsibilities. That the building / apartments will be constructed within 36 month from the date of sanction of map plan and handover of the delivery of possession of property whichever is later, with six month grace period and extended by such period lost by any force MAJEURE and Owner also agreed for the same. (However the period stipulated herein above may be extended mutually in extra ordinary situation for such further period as the parties may deem fit proper).

21.2 The Developer agrees and undertake to construct and complete the construction of multi storied residential complex/building over the schedule- A land. In respect of the Developer Share, the DEVELOPER will be free to dispose of the same to any other person or persons on such term and condition as it may decide in its sole discretions.

21.3 That the OWNER do here agree to handed over all the relevant original documents relating to the property described in schedule A below at the time of signing of this development agreement.

21.4 That the land OWNER do here by put the developer in actual physical possession of land and developer have

Paras Mohan

19/10/22

right to put the sign board over the said land for construction.

22. In furtherance of the intention of the agreement the OWNER do hereby entrust and empower the developer to do all or any to the following acts, deeds, matters and things:-

22.1 To appoint Architect Surveyor, Engineers and constructors and other person or persons. All expenses will be borne by the developer.

22.2 To make application to the appropriate authorities for electrical/water connection, and permit for quotas for cement steel and other building materials.

22.3 To accept service of any writ summons or other legal process or notice and to appear and represent the OWNER in any court or before any Magistrate, Judicial Tribunal or other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before / at any public office or tribunal relating to the development of the property or parts and for any purpose aforesaid to assign execute or deliver or file necessary court Vakalatnamas , claim, complains orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the OWNER arising after the execution of the agreement between the OWNER and the developer. The developer shall take all measures at the cost of OWNER to protect the title, interest and the right of the OWNER against any cause of action arising due to the development work.

22.4 To enter into agreement for sale or otherwise allot flats in the aforesaid Building/buildings to purchasers with

Fauziah Wadhwan

19/10/22

respect to developer share and be entitled to received the consideration thereof.

22.5 To make application if any, before the appropriate authority for installation of lifts with collapsible gates of appropriate capacity, as per norms.

22.6 The developer shall maintain and provide ancillary electric generation and supply for the benefit of the prospective purchasers of the proposed building complex.

22.7 The developer shall install and maintain for the benefit of the prospective purchasers of the proposed building deep tube well over head storage tank.

23. That the Developer will liberty free to book developer share without the consent of land OWNER.

24. It is hereby made clear the developer shall act as independent party and not as an agent of the OWNER for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the OWNER indemnified from and against all claim penalties costs demands arising out of all construction of proposed building or other works envisaged by this agreement.

25. The OWNER hereby covenant with the developers as follows: -

25.1 That the property is freehold and the OWNER have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the developer respect of the schedule-A property in this developer for proper confirming of title of the OWNER.

25.2 That OWNER have not created any encumbrance on the said property or any part thereof by way or sale mortgage, exchange lease, trust, assignment right, gift,

For work needed

19/10/22

lien, leave, license, permission, rent, possession, charge or any other encumbrance what so ever and same is not acquired by the government for any purpose and the OWNER have not entered into any agreement in respect of the schedule-A property with any person partnership firm, company or any proprietorship concern prior to this development agreement . If in future any encumbrance or litigation what so ever shall be found in respect of the schedule land in the event the land OWNER shall alone be responsible and in such case they refund all the advance money received from developer/Builder along with 12% interest P.A within one month from the date of demand.

25.3 That there are no statutory claims, demands, attachment 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.

25.4 That there are no attachment either before or after judgment and there are no claims, demand , suits, decree, injunctions orders, lispence notice, insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties theréof.

25.5 That apart from the OWNER no one else are 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.

25.6 That all outgoing, demands , rates, taxes, etc. arising from the date of this agreement shall be paid by the

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19/10/22

developer alone and the OWNER shall be liable for such amounts remaining unpaid till the date of this agreement.

25.7 That the Land OWNER will remain present and ready whenever required to sign any papers and documents related to the land in question for the purpose of development of the said land from any legal authority which are required from time to time during the development and construction of proposed multistoried residential complex.

26. That in consideration for the conveyance of the property 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:-

26.1 The developer shall indemnify the OWNER from and in respect of all claims, compensations or expenses payable in consequence of any persons or demand of what so ever nature from any authority arising from any act of omission or negligence on the part of developer shall also indemnify the OWNER against any claim, action or proceeding which may be brought, or taken against the OWNER 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 OWNER against any claim, compensation, actions or proceeding which may brought or taken against the OWNER in respect of any accident to work men related to or in connection with execution of the work . All cases legal litigations, dispute regarding advances from purchasers or complain (if any) by the purchaser relating to

Renuka Wadhwa

19/10/22

the project shall be the liability of the developer and the OWNER shall not be liable in any circumstances.

27. That the OWNER hereby agree to co-operate with the developer in assisting them in all lawful act to implement the development agreement. The OWNER further agrees that with respect to the share assigned to the Developer as mentioned in the Schedule C herein-below the OWNER will not interfere in any manner and the developer is free to execute appropriate deed of sale, conveyance deed against the developer's share and to present the same before the Office of District sub Registrar and admit execution thereof.
28. That the OWNER will receive the consideration as mentioned in Schedule B. The OWNER shall at no time demand any further premium or have any interest in future dealing regarding the sale of developer's share.
29. In case any GST, VAT, TDS, Service Tax or any other Govt. Tax and duties is payable in relation to all units of the said project/apartment to be constructed on the Schedule A land, the same shall be on the account of the developer and their nominees of their share and the landowner also born the same with respect of their share of flat.
30. That this Development Agreement is being Executed between the Land OWNER/First Party member and the Developer/Second Party under the provision of Section 5(1) of the Jharkhand Apartment(Flat) Ownership Act,2011.
31. SCHEDULE FOR MANAGEMENT: A schedule for management a schedule shall be formed by the parties herein due coorce for the management/administration of the new building complex including the portion in common use and showing the

Ramesh Meekhan
19/10/22

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 OWNER allocation and the developers allocation shares.

32. BREACH OF DEVELOPMENT AGREEMENT: In the event of breach of this development agreement or abuse /misuse of general power of attorney or any others dispute arise between the parties in respect of this development agreement, shall be decided by the sole arbitrator appointed by the Builder.

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

SCHEDULE-A

All that piece and parcel of land of R.S.Plot no. 811 Sub Plot no. 811/Part area 14.21 decimal out of 16.22 decimal under Khata no. 97 corresponding to Holding no.0540005166000Z0 within ward no. 54 situated at Mouza-Hesag, P.S-Jagarnathpur (247) , District-Ranchi in the state of Jharkhand which is butted and bounded as follow : -

North: R.S.Plot no. 812

South: Part of Plot no. 811

East: Proposed Road and R.S.Plot no. 810

West: Part of R.S.Plot no. 811 & 814

VALUTAION OF LAND (FOR THE PURPOSE OF REGSITRATION)

LAND AREA 14.21 DECIAMLS @ RS. 8,08,874/- PER DECIMALS TOTAL VALUE OF PROPERTY WORTH RS. 1,14,94,100.00/-.

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SCHEDULE "B"

That in lieu of the land provided by the land owners to the Developer for constructing the multi storied residential building/units, the developer shall give the undernoted flats to the landowners:

Sr. No.	Flat No.	Floor	Carpet Area (Sq.ft)	Super built up Area (Sq.ft)	Land Area (Sq.ft)
1.	A-302	3 rd	985	1645	745

SCHEDULE "C"

DEVELOPERS SHARE:-

The developer will get the undernoted flats in the proposed multi storied building :-

Sr. No.	Flat No.	Floor	Carpet Area (Sq.ft)	Super built up Area (Sq.ft)	Land Area (Sq.ft)
1.	A-101	1 st	965	1440	652
2.	A-102	1 st	985	1645	745
3.	A-103	1 st	910	1465	664
4.	A-201	2 nd	965	1440	652
5.	A-202	2 nd	985	1645	745
6.	A-203	2 nd	910	1465	664
7.	A-301	3 rd	965	1440	652
8.	A-303	3 rd	910	1465	664

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19/10/22*

The roof right/car parking space shall be in the same ratio .

**SCHEDULE ABOVE REFERRED TO SPECIFICATION
FOR CONSTRUCTION OF FLAT**

SPECIFICATIONS

FOUNDATION:

- a) R.C.C foundation as per design of structural Consultants

STRUCTURE

- a) R.C.C. frame structure

WALLS

- a) Walls shall be constructed with first class RED Brick/Fly Ash brick. External wall thickness will be 10" /8" and Internal wall thickness will be 5"

PLASTERING

- a) 12mm, thick inside plaster with sand cement mortar in (6:1) ratio
- b) 12mm, thick outside plaster with sand cement mortar

BRICKS WORK

- a) 200 MM Thick Brickwork will be done on outside wall in Cement and Mortar in (1:6) ratio.
- b) 75MM thick inside partition wall and 100 MM or 125MM thick partition wall between the units, will be done by Hollow Bricks or Red bricks or Sand & Lime Bricks in Cement and Mortar in (1:4) ratio.

ENTRANCE DOOR

- a) Shutter of 32MM thick ISI Mark.

OTHER DOOR

- a) 30MM thick ISI Mark Flush door shutters painted with 2 coats of synthetic enamel on a coat of primer.

WINDOWS

- a) Aluminum Two Tracks Sliding Windows will be provided.

FLOORS

- a) Vitrified tiles flooring in all residential area of the flats.

PAINTING

- a) Waterproof cement-based paint will be used on outside walls.
- b) Inside walls of Individual flats shall be finished with P.O.P on plastered surface

KITCHEN

- a) Flooring :- Floor Tiles (Anti Skid).

Review of work done

19/10/22

- b) Working Platform :- Granite /Green Slab Platform
- c) Dado :- Premium quality printed 18" high glazed tiles
- d) Sink :- Stainless Steel Sink

BATHROOM

- a) Flooring:- Floor Tiles (Anti Skid).
- b) Walls :- Glazed tiles upto 7" height.
- c) Sanitary Ware : White glazed vitreous Sanitary ware of Standard Mark.
- d) Fitting :- Chromium plated C.P. fittings.
- e) Cistern :-Acrylic/PVC cistern in white Colour.

ELECTRICLAS

- a) Concealed or semi concealed wiring, built-in switch-board, Modular switch will be provided.
- b) Two light points, one fan points and one 5AMP plug point in each bedroom.
- c) Three light points, two fan points, one calling bell points, one fridge points, one telephone and one T.V. Points in living cum dining room.
- d) One light point, one exhaust point and one power point in Kitchen.
- e) One light point and one Exhaust fan point in toilet.
- f) One light point in balcony.
- g) Electric Connection for Individuals Flats OWNERS name from J.S.E.B will be provided at extra cost.

WATER SUPPLY

- a) Adequate water supply shall be provided.

LIFT

- a) 6 Passenger lift of ISI mark.

POWER BACK UP

- a) Providing Generator of adequate capacity for common area lightning and in residential unit

MISCELLANEOUS

- a) Car and scooter parking at Extra Cost.

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19/10/22





- b) Registration & Work Contract Tax or any other Tax (if any) shall be borne by Purchaser.
- c) The purchaser will pay to the DEVELOPER extra cost for any work done beyond the above specification.

CERTIFICATE







This is to certify that the land which is a subject matter of these presents is not a Government land. The aforesaid land has neither been acquired by the Government for civil or military purposes nor is a Bhudaan land. It is further certified that the aforesaid land has not been acquired by any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L and that it does not belong to C.C.L., B.C.C.L., H.E.C. or E.C.L.

The aforesaid land is not a forest land and is outside the limit of forest area and is free from ceiling and is not the land of any math, temple, church, mosque, gurudwara and is also not khasmahal, khuntkatti, sarna, masna, hargarhi and is also not connected to fodder scam or land scam. It is also certified that the said land has not been mortgaged with any institution or person, whomsoever.

IN WITNESS WHEREOF the VENDORS has set and subscribed their respective hand on this Deed of Absolute Sale and have executed these presents at Ranchi in presence of witnesses on the day, month and year first above written.

FINGER IMPRESSION OF LEFT HAND OF OWNER				
				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
<p style="font-size: 1.2em; font-family: cursive;">Kuldevi Wadhwa</p> <p style="font-size: 1.2em; font-family: cursive;">19/10/22</p> <p style="font-weight: bold; font-size: 1.1em;">SIGNATURE OF OWNER</p>				

PHOTOGRAPH AND SIGNATURE OF THE DEVELOPER

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> <p>For SHREYANSH CONSTRUCTION</p> <p><i>Vishal Kumar</i> Partner</p> <p>19/10/22</p> </div> <div style="text-align: center;">  <p>AMIT KUMAR SINGH Advocate Civil Court, Ranchi E. No- JH213/13</p> </div> <div style="text-align: right;"> <p><i>Addressed</i> <i>19/10/22</i></p> </div> </div>				
FINGER IMPRESSION OF LEFT HAND OF THE DEVELOPER				
				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

Ranvir Kumar
19/10/22

WITNESS No.1	WITNESS No.2
<p><i>Anurag Singh</i> 19/10/22</p>	<p><i>Prem Singh</i> 19/10/22</p>
<p>Anurag Singh Son of Jagatpratap Singh, resident of Village- Murwe, P.S- Simariya, District-Chatra</p>	<p>Prem Singh son of Mathura Singh, resident of Trishul House Kanke Road Ranchi</p>

Certified that the photographs of the VENDORS and PURCHASER affixed on the sale deed is identified by me and all the signatures of the VENDORS and PURCHASER and WITNESSES as well as the finger impressions of the left hand of the VENDORS and PURCHASER have been put on this document before me.

Typed and Composing by :- *Manoj*

Drafted by:- *[Signature]*
19/10/22

AMIT KUMAR SINGH
Advocate
Civil Court, Ranchi
E. No- JH213/13

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 84

Vol. No. : 37

Receipt No. : 0620239603

नामकुम हेसाग 247 Parwati Wadhvani		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
97	811	0 एकड़ 15.32 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	15.00					15.00
गुजारी (भावली)	3.75					3.75
सेस	7.50					7.50
सूद	7.50					7.50
मुतफरकात	3.00					3.00
मीजान	36.75					36.75

तफसील अदायकारी

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

(१) मीजान कुल (लफजों में) : Thirty Six Rupees and Seventy Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 36.75

तारीख अमला तहसील कुनिन्दा : 18-07-2022

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



Verifying
Rung
17/7/2022

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।



झारखंड सरकार
यजस्व एवं भूमि सुधार विभाग

October 19, 2022

पंजी II प्रति

भाग वर्तमान 37		पृष्ठ संख्या 84											
जिला का नाम	रौंछी	अनुमंडल नाम	सदर	अपेंल का नाम	नामकुंभ	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	हेसाग	होल्डिंग संख्या	97	तौंजी संख्या		थाना नम्बर	247	खाता का प्रकार	—				
Parwati Wadhvani, पति-Late Kishore Wadhvani, जाति- राजपुत													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					सगण	सेस			
97	811	0 ए 15.32 डि 0 हे		नामान्तरण मुकदमा संख्या 2394/2017 - 2018					15	0			
कुल परिमाण		0 ए 15.32 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
02-12-2022	0057978960	2017-2018	2021-2022	80	20	20	5	40	10	40	10	16	4
07-18-2022	0620238603	2022-2023	2022-2023	0	15	0	3.75	0	7.5	0	7.5	0	3

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

List Of Case Status Details

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

Handwritten signature and date: 19/10/2022

जमावदेस



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : 5417012022045939

Date : 2022-01-17

Department / Section : Revenue Section

Ward No : 54

Account Description : Holding Tax & Others

New Ward No : 51

Holding No. : 054000516600020

New Holding No : 054000516600020

Received From Mr / Mrs / Miss . : **PARWATI WADHWANI W/O LATE KISHORE WADHWANI**

Address : **HESAG**

A Sum of Rs. : **1974.00**

(in words) : **One Thousand Nine Hundred And Seventy Four 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	2020-2021	4	2021-2022	1980.96
				1% Monthly Penalty	173.33
				Total Payable Amount	0.00
				Total Paid Amount	1974.00



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

Hesay

नामसौजा हिसाग

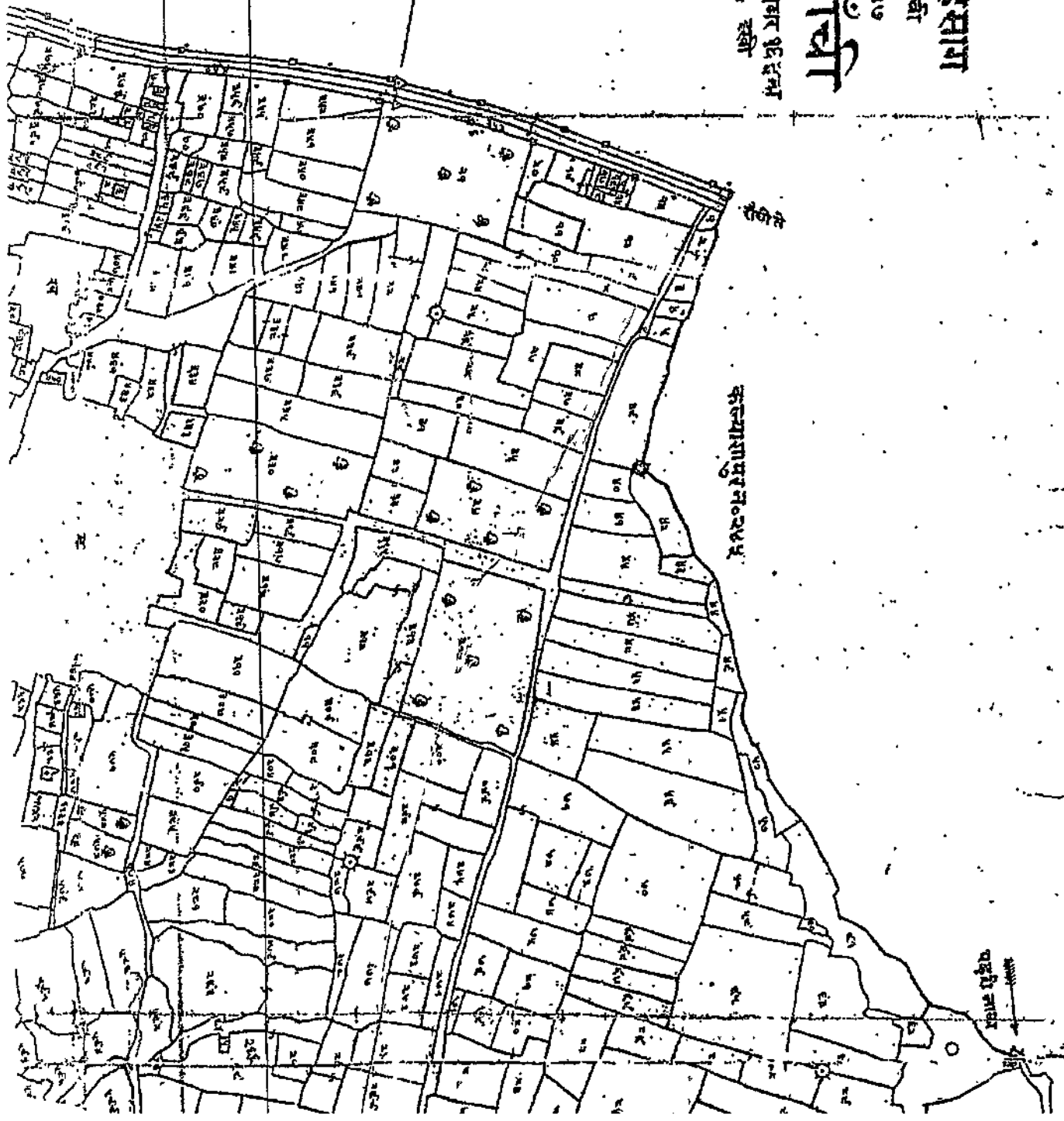
नाम पाना शेकी

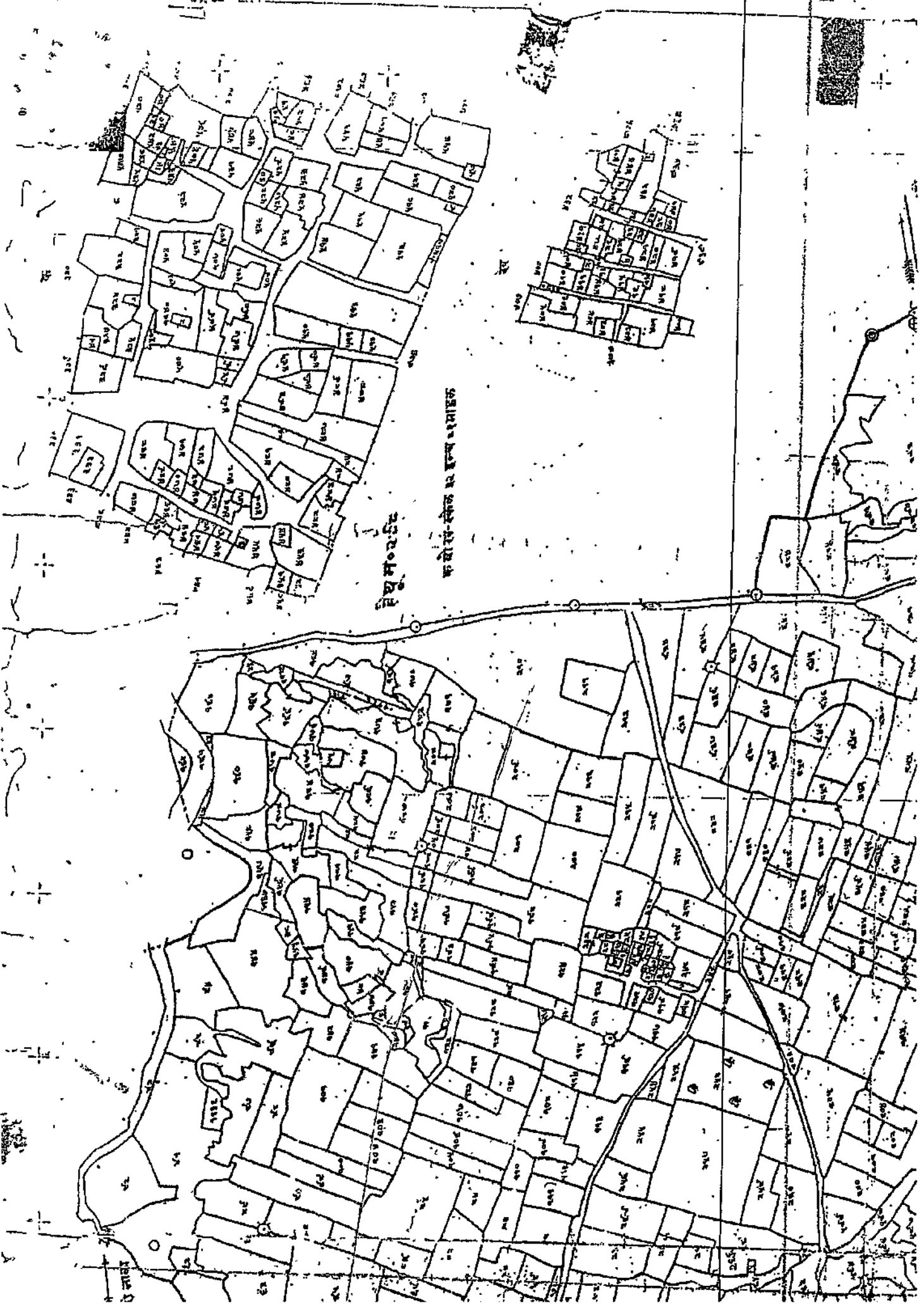
पाना तखार २४७

जिला रांची

खिला एक भागल बखार १६ हिसा

सं. १६३३ - ७३ शेकी



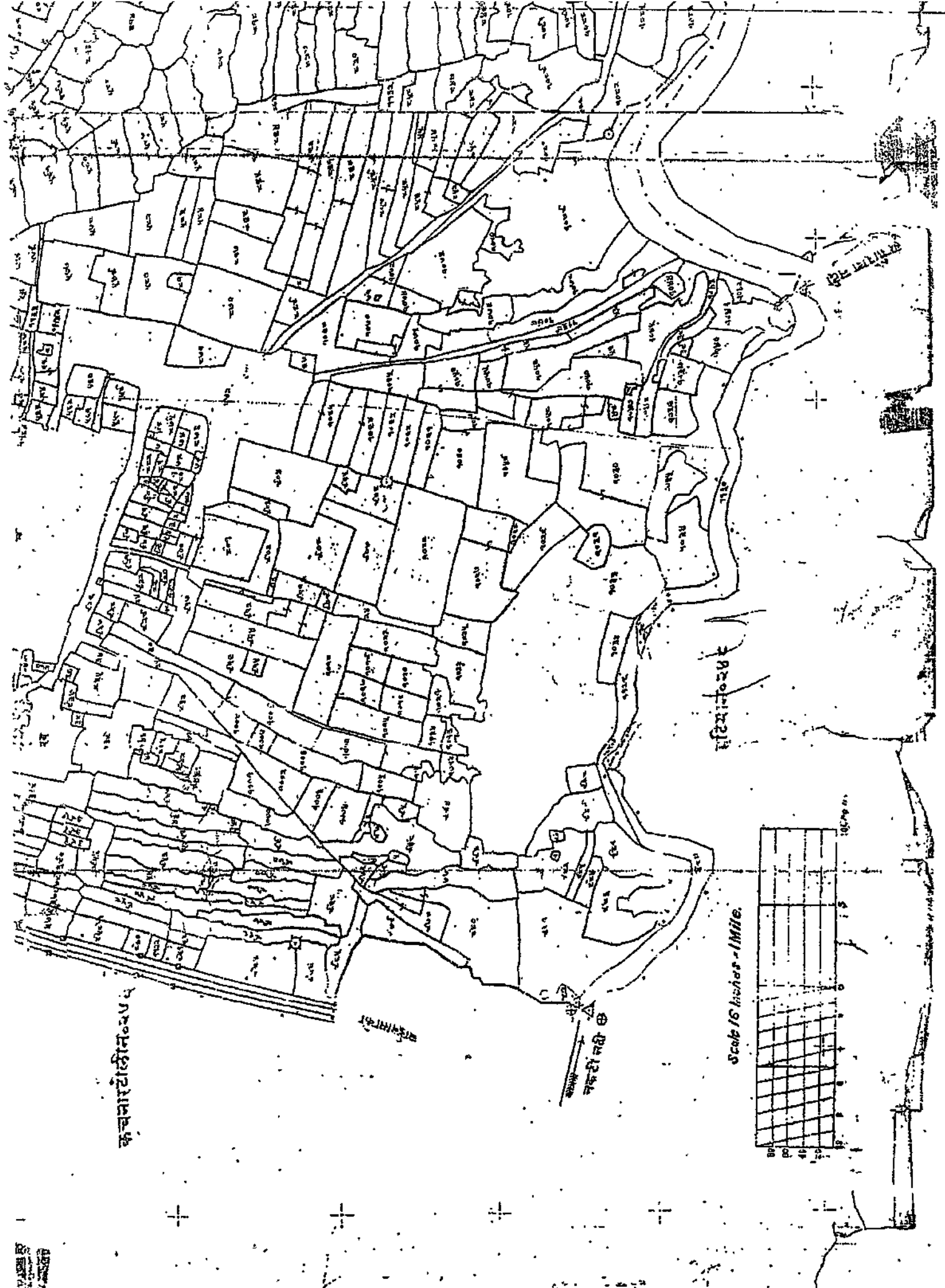


पु. म. रोड

क. रो. सं. रोड

1:10000

पु. म. रोड



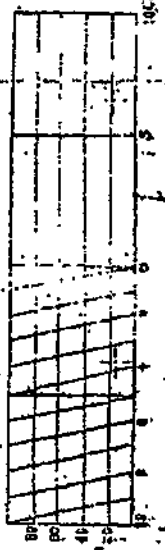
कचनारंगीलीन०२४५

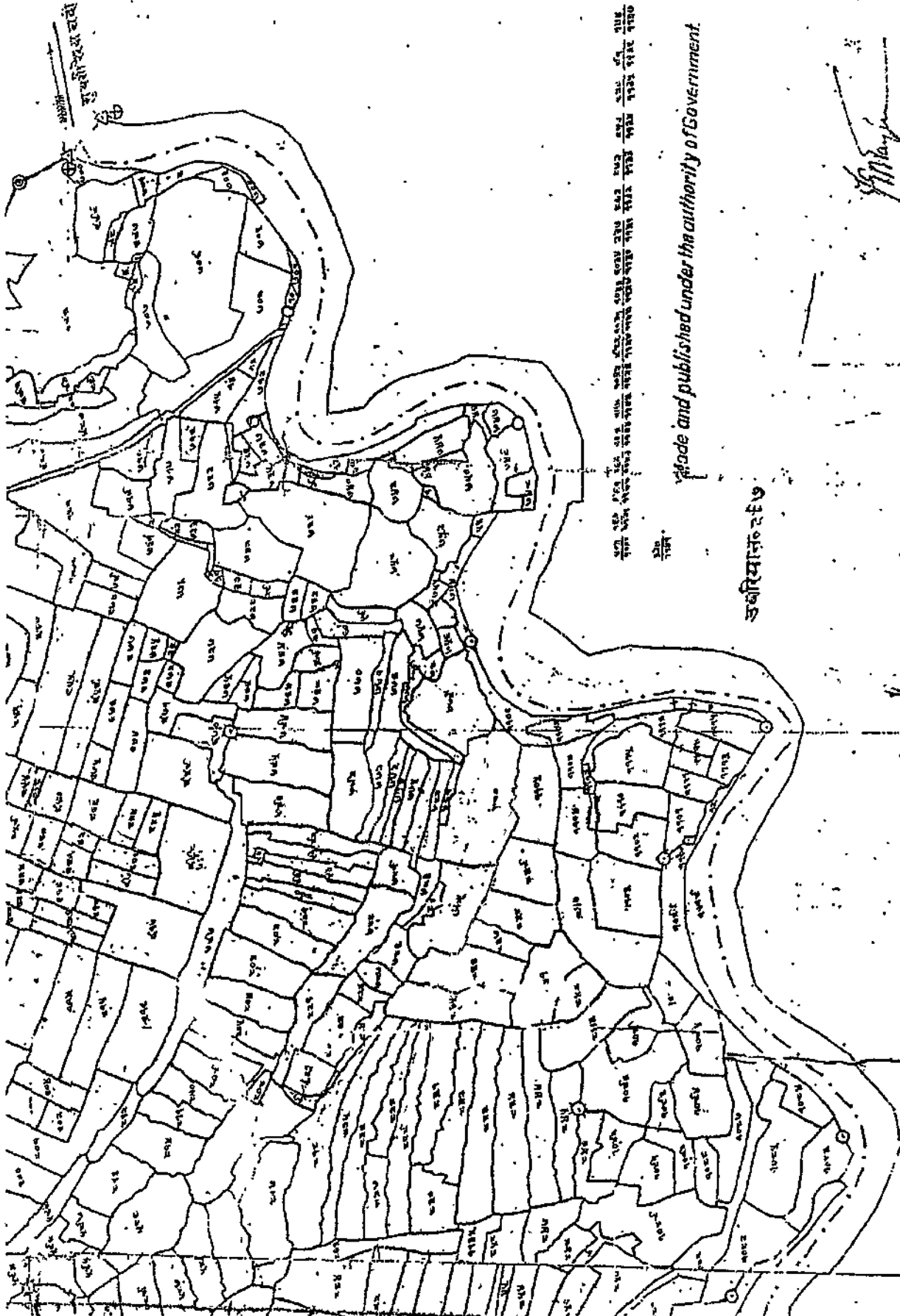
सकरी नदी

सकरी नदी

सकरी नदी

Scale 16 inches = 1 Mile.





This map was prepared by the Survey of India, and is published under the authority of the Government.

Made and published under the authority of Government.

उद्योगिक विभाग

[Signature]

Superintendent of Survey.



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban2

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000125821

Deed Type	Development Agreement
Number of Pages	72
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1080, A1 :- Rs. 287353, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.11494100/- , Transaction Amount :- Rs.11494100/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Hesag Location :- Other Road, Hesag Word No 54 Property Boundaries :- East: Proposed Road and R.S.Plot no. 810, West: Part of R.S.Plot no. 811 and 814, South: R.S.Plot no. 811, North: R.S.Plot no. 812 Volume Number - 37 Page Number - 84 Holding Number - 0540005166000Z0Khata Number - 97 Plot Number - 811 Area Of Land :- 14.21 Decimal

Sh./Smt.PARWATI WADHWANI s/o/d/o/w/o LATE SURAJ DEO SINGH has presented the document for registration in this office





today dated :- 19-Oct-2022 Day :- Wednesday Time :- 13:33:44 PM





PARWATI
WADHWANI(Individual)

Party Name	Document Type	Document Number
PARWATI WADHWANI	PAN/UID	471583293366

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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PARWATI WADHWANI Address1 - Trishul, Kanke Road, P.S- Gonda District-Ranchi, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	PARWATI WADHWANI Address:- TRISHUL, VIDYAPATI NAGAR, OPP AEROPLANE HOUSE, KANKE ROAD, , RANCHI, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:63			<i>Parwati Wadhvani</i>
2	SHREYANSH CONSTRUCTION Thought Its Managing Partner SRI VISHAL WADHWANI Address1 - Trishul, Kanke Road, P.S- Gonda, District- Ranchi, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	VISHAL WADHWANI Address:- TRISHUL, OPPOSITE AREOPLANE HOUSE, KANKE ROAD, , RANCHI, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:44			For SHREYANSH CONSTRUCTION <i>Vishal Wadhvani</i> Partner

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ANURAG SINGH S/o-D/o JAGATPRATAP SINGH Address1 - Village- Murwe, P.S- Simariya, District-Chatra, Address2 - , , , Jharkhand PAN No.:			<i>Anurag Singh</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Prem Singh Address1 - Trishul House Kanke Road Ranchi, Address2 - ... Jharkhand			



Signature of Operator



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (PARWATI WADHWANI), has/have admitted the execution before me. He/ She/ They has / have been identified by (ANURAG SINGH) Son/Daughter/Wife of (JAGATPRATAP SINGH) resident of (Village- Murwe, P.S- Simariya, District-Chatra) and by occupation (Service).

Signature of Registering Officer

Date:- 19-Oct-2022

Seal and Signature of Registering Officer





Document Registration Summary 1

Date :-19-Oct-2022

- Government/Market Value: ₹11494100/-
- Transaction Amount: ₹11494100 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 725199

Receipt Date : 19-10-2022

Presenter Name: - *Parwati Wadhvani*

On Date 19-10-2022 Presented at SRO - Ranchi Urban2
Signature of Presenter

Parvash wadhvani

SRO - Ranchi Urban2

E	₹2000
PR	₹1
SP	₹1080
LL	₹6
A1	₹287353
Stamp Duty	₹50

Total ₹290490


Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	ShreyanshConstructionThoughtItsManagingPartnerSriVishalWadhvani	GRN Number : 2213978003 DEPT Transaction Id : a8400e7713351aaf1358 Transaction Type :	50
E	2000	2000	0	GRAS	ShreyanshConstructionThoughtItsManagingPartnerSriVishalWadhvani	GRN Number : 2213977977 DEPT Transaction Id : 75269c981f18632f5dec Transaction Type :	2000
PR	1	1	0	GRAS	ShreyanshConstructionThoughtItsManagingPartnerSriVishalWadhvani	GRN Number : 2213977977 DEPT Transaction Id : 75269c981f18632f5dec Transaction Type :	1
SP	1080	1080	0	GRAS	ShreyanshConstructionThoughtItsManagingPartnerSriVishalWadhvani	GRN Number : 2213977977 DEPT Transaction Id : 75269c981f18632f5dec Transaction Type :	1080
A1	287353	287353	0	GRAS	ShreyanshConstructionThoughtItsManagingPartnerSriVishalWadhvani	GRN Number : 2213977977 DEPT Transaction Id : 75269c981f18632f5dec Transaction Type :	287353

LL	3	6	-3	GRAS	ShreyanshConstructionThoughtItsManagingPartnerSriVishalWadhvani	GRN Number : 2213977977 DEPT Transaction Id : 75269c981f18632f5dec Transaction Type :	6
Sub Total	290441	290490	-49				

Article : Development Agreement Number of Pages : 72


Signature of Operator


19.10.22
Signature of Head Clerk


Signature of Registering Officer

अंतर निबंधन कार्यालय, शहरी क्षेत्र सं०२ (डोरण्डा) प्रक्षेत्र, राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र.सं.	चेकलिस्ट का विषय	YES	NO
1.	खतियान की सत्यापित प्रति	///	
	खतियान उपलब्ध न होने के स्थिति में अचल 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 अपरिधि के संबंध में पता चल सके।	✓ ✓	
3.	पंजी-II का भोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	///	
4.	मुद्रांक शुल्क का भुगतान	///	
5.	निबंधन शुल्क का भुगतान	///	
6.	आधार सत्यापन	///	
7.	PAN सत्यापन		
8.	होलडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	///	

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 19-10-2022 08:04 am

Office Name :- SRO - Ranchi Urban2

Token No:- 20220000125821

Appoinment :- 19-Oct-2022 Time:- 11:6

Article	Development Agreement
Pre Registration Date	19-Oct-2022
No. Of Pages	36
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,90,437.

Property Id: 835044

Valuation No. : 1130053 / 2022	:- 2022-2023	Date : 19-October-2022 08:36:AM
State : Jharkhand	District : Ranchi	Tahsil : Namkum
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hesag	Village/City : Hesag
Hesag Word No 54 - Other Road		
Volume Number - 37		
Page Number - 84		
Holding Number - 0540005166000Z0		
Khata Number - 97		
Plot Number - 811		

Property Rates

Commercial Land (Y)

₹808874/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	14.21 Decimal
---	-----------	---------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14.21 x 808874=11494099.54	₹1,14,94,100/-
A	Total		₹1,14,94,100/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹1,14,94,100/-

Total Amount In Words : One Crore Fourteen Lakhs Ninety Four Thousands One Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Proposed Road and R.S.Plot no. 810, West: Part of R.S.Plot no. 811 and 814, South: R.S.Plot no. 811, North: R.S.Plot no. 812
Area	Land area : 14.21 Decimal
Other Description of the Property	Pin Code - 834003, Building Name - ASHOK PURAM
Government/Market Value	11494099.54
Transaction Amount	11494100

CLAIMANT	-Mr. SHREYANSH CONSTRUCTION Thought its Managing Partner SRI VISHAL WADHWANI, Address - Trishul, Kanke Road, P.S- Gonda, District-Ranchi- ,Father/Husband Name LATE KISHORE WADHWANI , PAN No.- ,Permission Case No.- , Aadhaar No. *****6088
EXECUTANTS	-Mrs. PARWATI WADHWANI, Address - Trishul, Kanke Road, P.S- Gonda District-Ranchi- ,Father/Husband Name LATE SURAJ DEO SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****3366

Witness Information	Mr. Prem Singh , Address - Trishul House Kanke Road Ranchi-, Father/Husband Name-Mathura Singh
---------------------	---

Identifier Details	Mr. ANURAG SINGH , Address - Village- Murwe, P.S- Simariya, District-Chatra-, Father/Husband Name-JAGATPRATAP SINGH
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

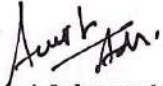
1	SP	1,080
Total		1,080

Fee Rule:Development Agreement		
1	AT	2,87,353
2	E	2,000
3	LL	3
4	PR	1
Total		2,89,357

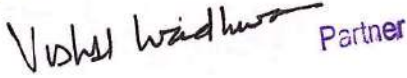
All the entries made, have been verified by me and are found same as the entries of the document presented.

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.

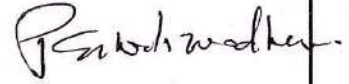
For SHREYANSH CONSTRUCTION



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Token No.: 20220000125821

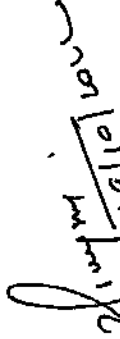
CERTIFICATE

Office of the SRO - Ranchi Urban2

This Development Agreement was presented before the registering officer on date 19-Oct-2022 by
PARWATI WADHWANI, S/O, D/O, W/O LATE SURAJ DEO SINGH resident of Trishul, Kanke Road, P.S.-Gonda
District-Ranchi .

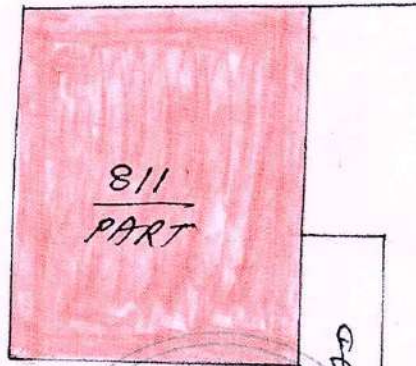
This deed was registered as Document No:- 2022/RANU2/2309/BK1/2130 in Book No :- BK1, Volume No :-
226 from Page No :- 1 to 72 at, office of SRO - Ranchi Urban2

Date:- 19-Oct-2022

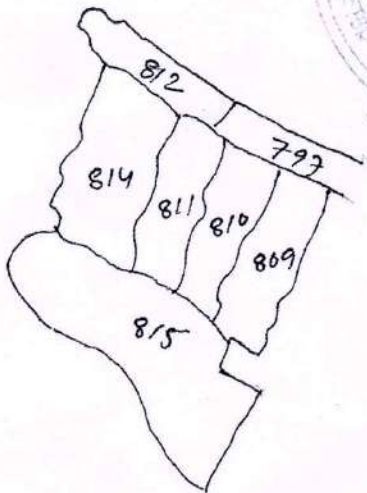

19/10/2022
Registering Officer

VILLAGE - HESAG
THANA - JAGANNATHPUR
THANA No-247, DIST - RANCHI
R.S. Plot No-811
SUB Plot No-811/PART
SHOWN IN R.S. MAP.

ARLD
A-260
0-14-21



Rawal, wadhwa
19/10/22



Original

For SHREYANSH CONSTRUCTION 22
Vishal Wadhwa
19/10/22
Partner