

9246

8453



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** cf007c9f1a5a1b7061b1

**Receipt Date :** 22-Oct-2024 02:09:19 pm

**Receipt Amount :** 100/-

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

**Token Number :** 202400132087

**Office Name :** SRO - Ranchi

**Document Type :** Development Agreement

**Payee Name :** AMIT KUMAR GUPTA ( Vendee )

**GRN Number :** 2404734985



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1903 परिशिष्ट 4 नियम 21/27  
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 या 1 क सं०..... के अधीन यथावत स्टाम्प  
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

*Vaibhav Mani Tripathi*  
DSR, Ranchi

*Nisale*  
निर्वाह पदाधिकारी  
22/10/2024

*सुनील कुमार राय*  
*निर्वाह पदाधिकारी*  
*22/10/24*

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।

सम्पत्ति का मूल्य Development Agreement

मुद्रांक - 1000/-

T.D.S. - 22/10

मार्ग दर्शिका पंजी से मिलान किया  
जमीन का दर/डी० 1000  
कच्चा कमान का दर/वर्ग फीट 109736  
पक्का कमान का दर/वर्ग फीट  
फ्लैट का दर/वर्ग फीट 22/10



गैर मजरूवा प्रतिबंधित सूची से  
खाता 135 प्लॉट 199

का मिशन किया दर्ज नहीं पाया  
22/10

प्राप्त भूअर्जन एवं वन भूमि का  
सूची में प्लॉट नं० दर्ज नहीं है।  
22/10/24

22/10/24 THIS DEVELOPMENT AGREEMENT is made on the 22<sup>nd</sup> day of  
October, 2024

प्राप्त पशुपालन व भूमि घोटाला  
एवं खाशमहल लीज की सूची  
में वर्णित प्लॉट एवं नाम दर्ज  
नहीं है।  
22/10/24

**BETWEEN**

- 1. Shri **SUNIL KUMAR SINGH**, Date of Birth – **15/12/1968**, S/O- **Bindeshwari Prasad Singh**, Grand son of Late SatyaNarayan Rai, by Caste - General (Not Covered under CNT-ACT-1908), by occupation- Service, resident of Ward-4, Near Post office, Vill + P.O- Malipur, District- Begusarai, State- Bihar, Indian Citizen;
- 2. Shri **BINOD KUMAR CHOUDHARY**, Date of Birth – **21/11/1959**, S/O- **Ram Ji Choudhary**, Grand son of Late Darbari Choudhary, by Caste - General (Not Covered under CNT-ACT-1908), by occupation- Retired, resident of Vill + P.O- Maniach, P.S- Sandesh, District- Bhojpur, State- Bihar & Present Resident of Mourya Bihar, Dinapur-cum-Khagaul, Patna- 801105, Bihar, Indian Citizen;

*Handwritten notes on the right side of the page, including names like 'Binod Kumar Singh' and dates like '15/10/24'.*

Indian Citizen (hereinafter called the **LAND OWNERS/ FIRST PARTY** which terms and expression unless excluded by or repugnant to the subject or context shall mean and include her heirs, successors, assigns, executors, legal representatives and administrators) of the ONE PART.

Aadhar No- XXXX XXXX 1956, Pan No- AQTPS6011N, Mob. No. 94315 92844  
Aadhar No- XXXX XXXX 9674, Pan No- ABZPC8408N, Mob. No. 79063 14238

Handwritten signatures and fingerprints at the bottom of the document, including names like 'Thub', 'Binod', 'Raj', and 'Raj's wife'.



M. D. Singh, Advocate  
 L. No. JH55/2014  
 Civil Court, Ranchi

श्री सुनील कुमार सिंह  
 22/10/24



These are my fingers.



दिनांक 22/10/24 समय 10:01  
 रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम 38  
 श्री Sunil Kumar Singh  
 पिता श्री/स्व. B. P. Singh  
 निवास स्थान Begusarai जारि  
 पेशा Service जो लेख्यकारी के दावेदार या  
 अवर निबंधक द्वारा प्रमाणित  
 मुख्तारनामा सं. एवं के अधीन  
 लेख्यकारियों या दावेदारों में से एक श्री  
 के अधिकारों ने दि. के पूर्वानु, अपराधन  
 में अवर निबंधन कार्यालय में  
 निबंधन के लिए पेश किया

*Vaibhav*

निबंधन पदाधिकारी का हस्ताक्षर  
 22/10/2024  
 Vaibhav Mani Tripathi  
 DSR, Ranchi

AND

**SKY HEIGHTS** a partnership concern having its office 822/A2, Cassco lane, Radium Road, Ranchi, District- Ranchi, State- Jharkhand, represented through its partners; (1) **AMIT KUMAR GUPTA** son of Shri Krishna Prasad, grand son of Late Parma Saw, by Caste - General (Not Covered under CNT-ACT-1908), by occupation - Business, Resident of - Tagore Hill Road, Morabadi, District Ranchi Jharkhand, (2) **ABHISHEK KUMAR GUPTA** son of Shri Rajendra Prasad, grand son of Late Jagdish Prasad, by Caste - General (Not Covered under CNT-ACT-1908), by occupation - Business, Resident of - Aryapuri, Ratu Road, District Ranchi, in the State of Jharkhand, Indian Citizen (hereinafter called the Developers/Second Party which terms and expression unless excluded by or repugnant to the subject or context shall mean and include its heirs, successors, successors-in-office, legal representative, executors assigns and administrators of the Others **PART.**

1. Aadhar No. xxxx xxxx 2286, PAN - AUJPG3832D, MOB-8102937164

2. Aadhar No. xxxx xxxx 1638, PAN - AXUPG8377P, MOB-8409311179

**WHEREAS** landowners are the absolute owners and are in peaceful physical possession over land measuring 4 kathas (6.61 Dismils) being portion of R.S. Plot No. 199, sub Plot No 199/B-8 under Khata no. 135 and land measuring 5 kathas (8.25 Dismils) being portion of R.S. Plot No- 199, sub Plot No 199/B-7 under Khata no. 97, Total Area 9 kathas (14.86 Dismils), corresponding to Municipal Holding No. 0540009564000A2 & 0540009583000A2 within old Ward No. 54 New Ward No. 50 of the Ranchi Municipal Corporation, Ranchi situated at Village- Hesag, P.S.- Jagarnathpur, Thana No.- 247, District- Ranchi State- Jharkhand morefully and particularly described in schedule below.

**AND WHEREAS** said land under Khata No. 135 is recorded in revisional survey records of right in the name of Ghana Ram Mirdha son of Balku Mirdha and Etwā Mirdha son of Balku Mirdha as Kayami.

**AND WHEREAS** the LAND OWNER Shri **SUNIL KUMAR SINGH**, S/O- **Bindeshwari Prasad Singh** is the absolute owner and in possession over the land of 4 kathas (6.61 Dismils) of R.S. Khata No. - 135, Plot No.- 199, sub Plot No 199/B-8 situated at village - Hesag, P.S. - Jagarnathpur, Thana No - 247, Halka- 04, Ward- 54 (New Ward -50), District - Ranchi, State - Jharkhand. morefully described in Schedule A below and same has been acquired by virtue of registered deeds of sale being, Deed no - 5745, dated - 08.09.1999, which was registered at District Sub Registrar Office, Ranchi and entered in Book No- BKI, Vol No - 822, Page No - 575 to 582, for the year 1999 registered before the District Sub Registrar, Ranchi for a valuable consideration and put the purchaser Sunil kr Singh in possession of the same.

गोदर गतिक रिब.  
रिबे गील-यारु  
22/10/14

**AND WHEREAS** the said Shri **SUNIL KUMAR SINGH (Landowner)** got his name mutated in the serista of the State through the Circle Officer, Namkum Anchal, Ranchi vide Mutation Case No 1134R27/(2004-05) and his name is also entered in Register II, Volume No. 19, Page No. 137 and is paying rent to the State and an uptodate rent receipt No. 0461664449 dated 18.05.2023 for the year 2023-24 has been issued by the circle office in her name.

**AND WHEREAS** the said Shri **SUNIL KUMAR SINGH (Landowner)** got holding from Ranchi Municipal Corporation and he had been allotted Municipal holding no. 0540009564000A2 within Old ward no. 54 New Ward No. 50 of the Ranchi Municipal Corporation, Ranchi.

WHEREAS the LAND OWNER Shri **BINOD KUMAR CHOUDHARY, S/O- Ram Ji Choudhary**, is the absolute owner and in possession over the land of 5 kathas (8.25 Dismils) of R.S. Khata No. – 135, Plot No.- 199, sub Plot No 199/B-7 situated at village – Hesag , P.S. – Jagarnathpur, Thana No – 247 ,Halka- 04, Ward- 54 (New Ward -50), District – Ranchi , State – Jharkhand. morefully described in Schedule A below and same has been acquired by virtue of registered deeds of sale being, Deed no – 9886, dated – 29.12.1995 , which was registered at District Sub Registrar Office ,Ranchi and entered in Book No- I , Vol No – 512 , Page No – 297 to 303 for the year 1995 in the name of Smt. Bimla Devi, W/O- Shri Binod Kumar Choudhary & registered before the District Sub Registrar, Ranchi for a valuable consideration and put the purchaser Bimla Devi in possession of the same. **After Death Of Bimla Devi in the year 2013 , Binod Kr. Chaudhary is the legal Successor of Bimla Devi , So this agreement will be processed through Binod Kr. Chaudhary in behalf of Bimla Devi.**

Handwritten notes on the right side of the page:  
1. A signature: *Binod Kr. Chaudhary*  
2. A note: *Binod Kr. Chaudhary - 22/10/24*

**AND WHEREAS** the said **Bimla Devi** , W/O- Shri Binod Kumar Choudhary (**Landowner**) got her name mutated in the serista of the State through the Circle Officer, Namkum Anchal, Ranchi vide Mutation Case No 1133R27/(2004-05) and her name is also entered in Register II, Volume No. 19, Page No. 135 and After her death, **Shri Binod Kumar Choudhary** is paying rent to the State and an uptodate rent receipt No. 0279972922 dated 18.05.2023 for the year 2023-24 has been issued by the circle office in her name.

**AND WHEREAS** the said Shri **BINOD KUMAR CHOUDHARY (Landowner)** got holding from Ranchi Municipal Corporation and he had been allotted Municipal holding no. 0540009583000A2 within Old ward no. 54 New Ward No. 50 of the Ranchi Municipal Corporation, Ranchi.

**AND WHEREAS** the said LANDOWNERS/FIRST PARTY have fully seized and possessed of the aforementioned property more fully described in Schedule "A" below.

The First Party being interested to develop and construct a multistoried building over their land approached and requested the Second Party/ Developer

to develop the Land Property and believing on the aforesaid representations and disclosures of the First Party about the title over the land being full and correct disclosures, the Second Party/ Developer agreed to the request of the Owner and have agreed to develop the Land Property on the terms and conditions herein below mentioned:

The Second Party/Developer agreed to develop the said land by constructing a multistoried building as per building plan sanction by the competent authority Ranchi Municipal Corporation, Ranchi ..

**AND WHEREAS** as per approved building plan vide **B.C. Case No. RMC/BP/0915/W50/2022 dated 03.04.2024** for construction of a multistoried building comprising 16 independent flats on 4 floors shall be constructed by DEVELOPERS on over the landed property described in Schedule "A" below. The said Multistoried Residential Building being named as Block B of "**Maa Janki Residency**".

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNER AND DEVELOPERS HERETO AS FOLLOWS:-

**ARTICLE-I DEFINITIONS;**

- 1.1 **LAND OWNERS** shall mean Shri **SUNIL KUMAR SINGH & Shri BINOD KUMAR CHOUDHARY**, the OWNERS of the LAND PROPERTY mentioned in Schedule-A below and his executors, administrators, representatives, heirs, successors in interest.
- 1.2 **DEVELOPERS** shall mean **SKY HEIGHTS** a partnership concern having it's office @ 822/A2, Cassco lane, Radium Road, Ranchi, District- Ranchi, State- Jharkhand, represented through it's partners; (1)**AMIT KUMAR GUPTA** son of Shri Krishna Prasad, (2) **ABHISHEK KUMAR GUPTA** son of Shri Rajendra Prasad, and its heirs, successors, successors-in-office, legal representative, executors assigns and administrators
- 1.3 **LAND PROPERTY** shall mean all that piece and parcel of land measuring 9 Kathas (14.86 dismils )on more particularly described in the SCHEDULE - A.
- 1.4 **BUILDING** shall mean Block B of the Multi Storied residential building named "**Maa Janki Residency**" to be constructed on the LAND PROPERTY in accordance with the plan sanctioned by the competent authority.
- 1.5 **FLATS** shall mean the super built up area consisting of bedrooms, - living rooms, bathrooms, kitchen, balcony, verandah, common area more particularly described in part one of **SCHEDULE-B & C**.

*Sunil Kumar Singh & Binod Kumar Choudhary*

*Binod Kumar Choudhary  
22/10/24*

- 1.6 **PARKING SPACE** shall mean the place or area reserved for parking of the motor cars, more particularly described in SCHEDULE-B & C.
- 1.7 **COMMON FACILITIES** - Common facilities and amenities shall include corridors, stairways, passage ways, drive ways, common lavatories, pump-room, generator & generator room, tube-well, overhead tank, water pumps and motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the SCHEDULE-D.
- 1.8 **COMMON EXPENSES** -shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with he said building and LAND PROPERTY" more particularly described in SCHEDULE-D.
- 1.9 **SALEABLE SPACE** - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10 **LAND OWNERS'S ALLOCATION** - Shall mean 38% of super built up area in form of residential flats, parking space along with undivided proportionate share of land as per F.A.R achieved more fully described in Schedule-B.
- 1.11 **DEVELOPERS' ALLOCATION** - Shall mean 62% of super built up area in form of residential flats, parking space along with undivided proportionate share of land as per F.A.R achieved more fully described in Schedule-C.
- 1.12 **SUPER BUILT UP AREA** shall mean and include the carpet area of flats, wall area, verandah/balcony/cupboard area, the proportionate area of the staircase, guardroom and generator room and similar other common spaces/ utilities etc.

27/11/10  
 22/10/10  
 19/11/10  
 22/10/10

**ARTICLE II COMMENCEMENT**

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

**ARTICLE III- THE SCHEME**

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

- 3.1 The DEVELOPERS will construct flats along with other common parts, along with common facilities pertaining to the same on the property/land morefully specified in Schedule A. Total cost thereof would be borne by the DEVELOPERS"
- 3.2 The DEVELOPERS may invite and select purchaser(s) agreeing on an OWNERSHIP basis flat/s in the building on the property, more specified in the SCHEDULE-C from Developers allocation
- 3.3 The DEVELOPERS shall, if he feels necessary, be entitled to nominate any such intending purchaser with whom the DEVELOPERS would have entered into a formal agreement to transfer its (DEVELOPERS') share of property as per DEVELOPERS' Allocation hereinabove on completion of construction /development of property as per Building Plan duly approved by Ranchi Municipal Corporation, Ranchi.

#### ARTICLE-IV-DEVELOPERS' RIGHTS

- 4.1 The LAND OWNERS hereby grants, subject to what has been herein after provided, the exclusive right to the DEVELOPERS to build, construct, erect and complete the said apartments and to commercially exploit the same by entering into agreements for sale and/or transfer and/or construct in accordance with the plan.
- 4.2 That dwelling the completion of construction of the building DEVELOPERS/Promoter and the LAND OWNERS shall be absolute owner of their respective shares and they will also be entitled to sell/transfer their shares separately.

#### ARTICLE V- APARTMENT CONSIDERATION

- 5.1 On the LAND OWNERS representation about their title to and "possession over the LAND PROPERTY and relying upon the LAND OWNERS personal guarantee that they have made full and correct disclosures including the fact of acquisitions as aforesaid, and that they have full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the LAND OWNERS having agreed to permit the DEVELOPERS to commercially exploit this LAND PROPERTY and construct and complete the building of block A & B, on the premises as a whole within a period of 04 (four) years with a grace period of 06 months from the date of registered development agreement as per sanction map vide B.C. Case No. RMC/BP/0915/W50/2022 dated 03.04.2024 and extended by such period lost by any FORCE MAJEURE and owner also agree for the same.
- 5.2 The DEVELOPERS shall pay all costs of supervision of the development and construction of the owner's allocation in the building at the said premises as consideration.

*Handwritten notes:*  
Allocation done - RMC  
File No. 5011 - 41 w/c -  
22/10/24

**ARTICLE VI- LANDLORD/ OWNER'S ALLOCATION**

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

- 6.1 For the OWNER and in consideration of their land, the DEVELOPERS shall at his own costs construct, create and complete in all respects and parking space.
- 6.2 It is agreed between the parties that the LAND OWNERS shall have no interest in the land or the building, except the fully constructed flats, parking space and common space, utilities, along with the undivided proportionate share of land more particularly described in the OWNER'S allocation. It is clearly understood that the purchaser of the flats allotted to the DEVELOPERS shall pay all the costs to the DEVELOPERS.
- 6.3 It is agreed that during construction the LAND OWNERS and/or his authorized persons and engineers shall be at liberty to enter the premises from time to time, to inspect the state of construction and/or verification thereof in respect of the proposed building.
- 6.4 **LANDLORD/ OWNER'S ALLOCATION** is morefully and particularly described in Schedule "B" below and The LAND OWNERS will pay GST for their allocation .

*Handwritten notes:*  
Riz  
12/14 2011  
22/10/12

**ARTICLE VII- BUILDER'S /DEVELOPERS' ALLOCATION**

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

or non-payment of any such loan or advance by the DEVELOPERS. Provided that no portion of land described in the SCHEDULE "A" herein or the constructions thereon shall be kept by way of security and/or mortgage by the DEVELOPERS. However a prospective buyer may keep his undivided proportionate share along with the booked flat as security to obtain loan from Banks and or similar financial institutions at their own risk cost and responsibility and the OWNER will have no responsibility whatsoever in this regard.

- 7.3 Developers will pay GST for its allocation from Prospective buyers.
- 7.4 The developers shall get the project registered with RERA.
- 7.5 The developers shall abide by the RERA regulations and the Owner shall in no circumstances shall be liable for any noncompliance of RERA by developers.
- 7.6 The Developers shall pay the municipal taxes of LAND OWNERS's allocation till the time of handover and get holding from Ranchi Municipal Corporation, if landowner holds the possession of the above flat.
- 7.7 **BUILDER'S /DEVELOPERS' ALLOCATION** is morefully and particularly described in Schedule "C" below.

Handwritten notes on the right side of the page:  
- "RERA" written vertically next to clause 7.5.  
- "Builder's Allocation" written vertically next to clause 7.7.  
- "Date Booked - 22/10/24" written vertically next to clause 7.7.

**ARTICLE VIII- FORCE MAJEURE**

- 8.1 The DEVELOPERS shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of Force Majeure and shall be suspended from the obligation during the period of Force Majeure.
- 8.2 Force Majeure shall mean flood, earthquake, riot, war, storm, pestilence, Pandemics, civil commotion, strike, lockout, and /or such other act or omission beyond the control of the DEVELOPERS.

**ARTICLE IX- MISCELLANEOUS ARTICLE**

- 9.1 The LAND OWNERS and the DEVELOPERS have entered into this agreement purely on contractual basis.
- 9.2 As and from the date of full completion of the buildings and handing over by DEVELOPERS and/or his transferee shall be liable to pay and bear the charges on account of all taxes and other impositions/liabilities payable in respect of the space actually taken over by them.
- 9.3 There is no existing agreement regarding the development or sale of the said land and premises and that all other arrangement, if any, prior to this agreement, have been cancelled and are being superseded by this agreement.



## ARTICLE X- LEGAL PROCEDURES

- 10.1 It is hereby expressly agreed by and between the parties hereto that it will be the responsibilities of the LAND OWNERS to defend all actions and proceedings in respect of the title and/or possession of the LAND PROPERTY.
- 10.2 The LAND OWNERS are herewith handing over all the relevant copies documents regarding the title of possession, municipal taxes, receipts and other legal papers concerning the LAND PROPERTY referred above. The LAND OWNERS further assures and confirms the DEVELOPERS that any other document required in connection with the said LAND PROPERTY shall be handed over for inspection within a reasonable time at his expense.
- 10.3 In the event of breach of this Development Agreement either by the Developer or the LandOwner the defaulting party will be liable for legal action and compensational as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi, the Capital city of Jharkhand state.
- 10.4 Courts of Ranchi will alone have the jurisdiction in all-legal matters, arising out of or concerning this Development Agreement.

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

ALL THAT PIECE AND PARCEL of over land of 9 kathas (14.86 Dismils)-measuring 4 kathas (6.61 Dismils) being portion of R.S. Plot No. 199, sub Plot No 199/B-8 under Khata no. 135 and measuring 5 kathas (8.25 Dismils) being portion of R.S. Plot No- 199, sub Plot No 199/B-7 under Khata no. 97, Total Area, corresponding to Municipal Holding No. 0540009564000A2 & 0540009583000A2 within old Ward No. 54 New Ward No. 50 of the Ranchi Municipal Corporation, Ranchi situated at Village- Hesag, P.S.- Jagarnathpur, Thana No.- 247, District- Ranchi State- Jharkhand which is butted and bounded as follows :-

NORTH : Sub Plot No 199/B-9  
SOUTH : Sub Plot No 199/B-6  
EAST : Sub Plot -205  
WEST : Road

### VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land measuring 14.6 Decimals @ Rs. 7,69,736/-

Other Road Commercial Rate. - Rs. 1,12,38,146/- (Rupees One Crore Twelve Lakh Thirty Eight Thousand One Hundred Forty Six Only)

R.13

Signature of Developer

Ranchi 22/10/24

**SCHEDULE - "B" (LAND OWNERS'S SHARE)**

That in lieu of the land provided by the LAND OWNERS to the DEVELOPERS for constructing the Multi-storied building, the DEVELOPERS shall give super built up area along with undivided proportionate share in land out of the total super built up area to the LAND OWNERS and car parking space shall be in the same ratio. The process of distribution of flats would be decided as per mutual consent of LAND OWNERS & Builder after receipt of approved layout plan .

Sl.	Flat No.	Flat Area (more or less)			Floor	Undivided share of land (more or less)	(Land/Flat Owner)
		Carpet Area	Built-up Area	Super Built-up Area			
1.	B	883 SqFt	1055 SqFt	1425 SqFt	1 <sup>ST</sup> Floor	391 SqFt	(Shri Sunil Kumar Singh)
2.	D	937 SqFt	1120 SqFt	1515 SqFt	2 <sup>ND</sup> Floor	416 SqFt	(Shri Sunil Kumar Singh)
3.	A	883 SqFt	1055 SqFt	1425 SqFt	3 <sup>RD</sup> Floor	391 SqFt	(Shri Binod Kr Choudhary)
4.	B	883 SqFt	1055 SqFt	1425 SqFt	3 <sup>RD</sup> Floor	391 SqFt	(Shri Binod Kr Choudhary)
5.	D	937 SqFt	1120 SqFt	1515 SqFt	4 <sup>TH</sup> Floor	416 SqFt	(Shri Binod Kr Choudhary)
<b>TOTAL</b>		<b>4523 SqFt</b>	<b>5405 SqFt</b>	<b>7305 SqFt</b>		<b>2005 SqFt</b>	

As Per MOU & Agreement between the Developer & Landowner and above Allotment LandOwner Shri Sunil Kr Singh is getting 2110 SqFt Built-up area & Landowner Shri Binod Kr Choudhary is getting 3230 SqFt Built-up area. As Such for rest of their share, Landowner Shri Binod Kr Choudhary will pay Rs.3,01,000/- to Developer .

*Handwritten notes:*  
"R-12"  
"22/10/24"  
"22/10/24"

**SCHEDULE - "C" (DEVELOPERS' Share)**

The DEVELOPERS shall be in the remaining super built up area alongwith undivided proportionate share in land of the proposed multi-storied residential building after allotment of the owner's share as mentioned in schedule B above and car parking shall be same ratio in the following manner:-

Sl.	Flat No.	Flat Area (more or less)			Floor	Undivided share of land (more or less)
		Carpet Area	Built-up Area	Super Built-up Area		
1.	A	883 SqFt	1055 SqFt	1425 SqFt	1 <sup>ST</sup> Floor	391 SqFt
2.	C	872 SqFt	1055 SqFt	1425 SqFt	1 <sup>ST</sup> Floor	391 SqFt
3.	D	937 SqFt	1120 SqFt	1515 SqFt	1 <sup>ST</sup> Floor	416 SqFt
4.	A	883 SqFt	1055 SqFt	1425 SqFt	2 <sup>ND</sup> Floor	391 SqFt
5.	B	883 SqFt	1055 SqFt	1425 SqFt	2 <sup>ND</sup> Floor	391 SqFt
6.	C	872 SqFt	1055 SqFt	1425 SqFt	2 <sup>ND</sup> Floor	391 SqFt
7.	C	872 SqFt	1055 SqFt	1425 SqFt	3 <sup>RD</sup> Floor	391 SqFt
8.	D	937 SqFt	1120 SqFt	1515 SqFt	3 <sup>RD</sup> Floor	416 SqFt
9.	A	883 SqFt	1055 SqFt	1425 SqFt	4 <sup>TH</sup> Floor	391 SqFt
10.	B	883 SqFt	1055 SqFt	1425 SqFt	4 <sup>TH</sup> Floor	391 SqFt
11.	C	872 SqFt	1055 SqFt	1425 SqFt	4 <sup>TH</sup> Floor	391 SqFt
<b>TOTAL</b>		<b>9777 SqFt</b>	<b>11735 SqFt</b>	<b>15855 SqFt</b>		<b>4351 SqFt</b>

*Handwritten notes:*  
1. 1st floor 391 sqft - 4/10/14  
2. 2/10/14  
3. 3rd floor 391 sqft - 4/10/14  
4. 4th floor 391 sqft - 4/10/14

### SCHEDULE - "D"

The Specification of the Building will be as follows:

1.	FOUNDATION	:	RCC Columns and pedestal anti termite treatment both in foundation and plinth.
2.	STRUCTURE	:	RCC Columns/Beams/Slabs.
3.	WALLS	:	Red/Fly Ash/ AAC bricks Masinory
4.	WALL FINISH	:	All external walls painted with cement based weather coats paints and internal walls and ceilings shall have Plaster of paris finish .
5.	FLOOR	:	Vitrified Tiles
6.	WINDOWS/VENTILATORS	:	Two track Aluminum shuttered sliding windows with Glasses.
7.	DOORS	:	Wooden door frame with flush door/panel Door with enamel paint. Bathroom doors of PVC.
8.	WATER ARRANGEMENT	:	Connection with deep tube well with overhead tank and connected by electric pump.
9.	TOILETS	:	Flooring with non skit tiles and dado in ceramic tiles upto Six feet ceramic tiles.
10.	SANITARY FITTINGS	:	All C.P. or brass fittings of standard make. White glazed vitreous sanitaryware,cistern of white acrylic fiber glass. with hot and cold water facilities in 1 Bath (without Guizer)
11.	KITCHEN	:	Marble platform with Ceramic tiles dado to 24" height.
12.	ELECTRICAL	:	concealed conduit copper wiring with standard fitting and fixtures (Tube Lights, fans and other fixture not provided) Anchor, Havells, Mescab or Equivalent Company. Electrical Connection From JBVNL on Own Expenses of flat Owners.
13.	ELECTRIFICATION	:	T.V points Cable TV points and AC Points are to be provided through concealed wiring in drawing room and 1 bed room, facility of telecom points to all flats to be provided in the building premises.
14.	Generator & Lift	:	One Silent Generator & 6 Pass. Lift

*Handwritten notes:*  
Riz.  
Agal in 22/11/14  
Panta Bill - 22/11/14

## CERTIFICATE

Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or Pahnai & not related with Land scam, Fodder scam or any other scam.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46(6) or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

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

IN WITNESSES WHEREOF THE OWNER AND THE DEVELOPERS put their respective signature on the day, month and year first above written after understanding the contents of the above.

### Witnesses :-

1.

Yogesh Kumar

Sumil Kumar Singh

V.P.O-MALIPUR

BEGUSARAI BIHAR

2. विजय कुमार सिंह

पता - श्री हराम सिंह

पता - राहु रोड दुर्गा मंदिर

राँची

SIGNED AND DELIVERED  
BY THE LANDOWNER/ FIRST PARTY

सुनील कुमार सिंह

विजय कुमार सिंह

22/10/14

SECOND PARTY/DEVELOPERS/PROMOTOR

1.



Anil Kumar Gupta.  
22/10/14

MB  
Civil Court

Thumb	Index	Middle	Ring	Little



2.  
Manish Gupta.  
An.  
22/10/14

Manish Gupta,  
Advocate  
L. No. JH55/2014  
Civil Court  
Ranchi

Thumb	Index	Middle	Ring	Little

Handwritten notes on the right side of the page, including a signature and the date 22/10/14.

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:

Manish Gupta, Advocate  
L. No. JH55/2014  
Civil Court, Ranchi

VILLAGE - HESAG

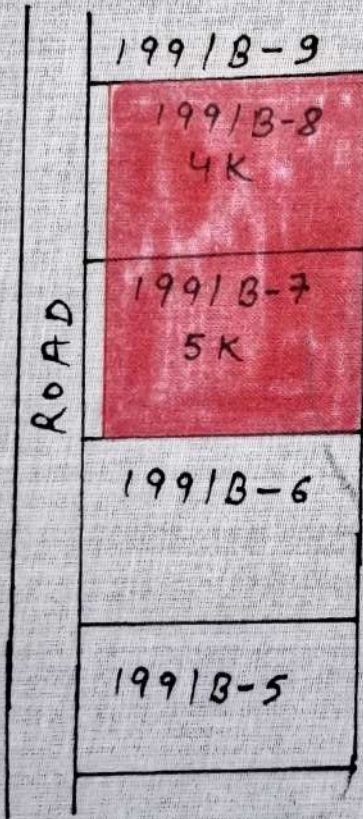
THANA NO - 247

THANA - JAGARNATH PUR

DIST - RANCHI

SUB PLOT NO	AREA
199/B-7	0 - 8.1 Dec
199/B-8	0 - 6.5 Dec
TOTAL AREA - 14.6 Decimal	

AREA SHOWN IN RED WASH. ■



PHOTNO - 205

Amil Kumar Gupta

Station 1253

199/B-8 & 199/B-7

22/10/24

Rah  
Ranchi





- 2 -

3. लेख प्रकार :- पट्टा चिड़ी केता ज्जामी ह्येता के तिस इपूर्ण  
चिठ्य-पत्र ।
4. लेख मूल्य :- मोबतक 28,000/- अठ्ठाईस हजार रुपया मात्र ।
5. नाम ज्जामिनदार :- बिहार सरकार द्वारा अंजल कार्यालय सिवरी  
ताताने मालुजारी 50 पेसा मात्र ।
6. चिड़ी वाली भूमि  
का विवरण :- मवाजी रकवा 4 चार कट्ठा ज्जामिन हकीयत रेयती  
जायमी वो चली वाके मोजा हेसाग धाना ज्जान्नाधुर  
धाना नम्बर 247 जिला रोपी अन्धर छाता नम्बर 135  
एक तो पैतीत। जो डिस्ट्रिक्ट रजिस्ट्रार वो तब  
रजिस्ट्रार मोकाम रोपी के ज्जामिन हे ।

छाता नं० प्लोट नम्बर तब प्लोट नम्बर रकवा क्ये रकवा

135 100 199/बी-8 88 डी. 4 कट्ठा

छाता नम्बर एक तो पैतीत, प्लोट नम्बर एक तो निनाके  
तब प्लोट नम्बर एक तो निनाके कटे बी-अठ, रकवा हेसाती  
डीतमीत क्ये रकवा चार कट्ठा ज्जामिन रजिस्ट्री होता हे ।

जिका हो कि चिड़ी वाली भूमि का तब प्लोट  
नम्बर मानिकन में हात रंग से रंग कर कार्याग गया हे जो  
इस चिठ्य पत्र के साथ संलग्न हे जिला चौहदारी वो नाच  
निम्नीतीता हे ।

*Md. Bashiruddin*  
21.6.99











- 7 -

अतः साक्ष्य स्वरूप विक्रेता इत विक्रय पत्र को आज अपने  
हस्ताक्षर से निष्पादित को प्रमाणित करते हैं जो कि समय पर काम  
आये । आज दिनांक बुन 1999 ई. ।

हस्ताक्षरता:-

अल्पद अंतारी,

अहमद काली  
8/9/99

गवाह का हस्ताक्षर,

विक्रेता का हस्ताक्षर,

Jugale Kishore Roy

M. B. Hussain

2. Akhmal deym  
8. 9. 99

21.6.99

टिकट

। कुमार मेघनाथ कुमार ।


ORIGINAL

N  
VILLAGE - HESAG  
THANA NO 247  
THANA RANCHI  
NOT TO SCALE  
R.S. PLOT NO  
199  
SUB PLOT NO  
199/88  
S



Area

AKatta:

AREA SHOWN IN RED WASH  250' APP -

Cost of the tax to be paid is  
to be paid - on of the year

del. B. Singh  
8/9/99

CHAIRASA ROAD

PROPOSED ROAD  
600' APP

1000' APP

VILLAGE ROAD

Ch

10714

9886 2000Rs.



5/513

5/513

28000

29.12

1120-00

45-00

2150

94

1168

1466

1693

130

74.7245

11.940

यह बिक्रय-पत्र आज दिनांक 29-12-1995 ई0 को इस प्रकार, सम्पन्न हुआ ।

29/12/95

1. बिक्रेता का नाम वी पुरा पता:- श्री मोहम्मद बसीरुद्दीन पिता स्वर्गोय मोहम्मद मनीरुद्दीन जाति मुसलमान पेशा नौकरी निवास स्थान ग्राम-डोरण्डा कुम्हार टोली धाना डोरण्डा जिला-रांची । भारतीय नागरिक ।

2. क्रेता का नाम वी पुरा पता:- श्रीमती विमला देवी पत्नी श्री बिनोद कुमार चौधरी जाति भूमहार ब्राह्मण पेशा गृहणी निवास स्थान ग्राम सर्व पोस्ट ग्रनियथ धाना संदेग जिला-भोजपुर । वर्तमान निवास स्थान पी0एच0ई0डी0 स्वाटर नियर पावर हाईत, कठि रोड, रांची । भारतीय नागरिक ।

3. लेख्य प्रकार:- पट्टा बिक्री पैला क्लामी हमेशा के लिए ।

कुमशः....2/-



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4. मूल्य:- मोबलिया 28,000/-रुपैया 1अठ्ठाईस हजार रुपैया मात्र।।

5. नामजमीन्दार:- बिहार सरकार अंचल खिजरी सालाने मालगुजारी 50 पैसा मात्र :-

6. बिक्री वाली भूमि का विवरण:- मवाजी रकबा 5 कटठा 1पाँच कटठा। हकीयत जमोन रैथेती कायमी वीं दखली वाके मोजा हेसाग धाना जगन्नाथपुर धाना नम्बर 247 जिला-रांची खाता नम्बर 135 एक सौ पैतीसे। जो डिस्ट्रीक्ट रजिस्ट्रार वीं सब रजिस्ट्रार मोकाम रांची के अधीन है।

खाता नं०	प्लोट नं०	सब प्लोट नं०	रकबा	मध्ये रकबा
135	199	199/बी-7	82 डी०	5 कट्टा

विदित हो कि उपर लिखे वर्णित भूमि का सब प्लोट नम्बर मानचित्र में लाल रंग से रंगकर द्वायिया गया है जो इस बिक्रय पत्र के साथ संलग्न है जिसका चौहदी वीं नाप निम्नलिखित है:-

चौहदी

- उत्तर:- सब प्लोट नं०- 199/बी-8.
- दक्षिण:- सब प्लोट नं०- 199/बी-6
- पुरब:- सर्वे प्लोट नम्बर 204
- पश्चिम:- 15 फिट वाईड रोड

कुमरा:.....3/-

*Handwritten signature: Meh. B. ...*



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ली हुई जमीन का नाप:-

उत्तर की ओर- पूरब से पश्चिम:-	76 फिट
दक्षिण की ओर-पूरब से पश्चिम:-	76 फिट
पूरब की ओर-उत्तर से दक्षिण:-	47 फिट 6 इंच
पश्चिम की ओर-उत्तर से दक्षिण:-	47 फिट 6 इंच ।

सन्दर्भ

विदित हो कि उपर लिखे स्तम्भ-6 में वर्णित सम्पत्ति को बिक्रेता के पिता स्वर्गीय मौ० मनीरुद्दीन ग्राम डोरण्डा कुम्हार टोली धाना डोरण्डा जिला गीची ने हुकुमनामा के द्वारा दिनांक 13-2-1941 ई० को प्राप्त किये थे मनीरुद्दीन के स्वर्ग-वास के पश्चात इस सम्पत्ति पर बिक्रेता श्री मौ० बसोरुद्दीन अपने भाई के साथ आपसी बटवारा करके शान्तिपूर्ण तरीके से दखलदार चले आ रहे हैं ।

यह भी विदित हो कि बिक्रेता उपरोक्त जमीन को अपने दखल वो कब्जा में रक्कर बिहार सरकार खिजरी अंचल से सरकारी रसीद कटाते चले आ रहे हैं ।

इस समय बिक्रेता को स्वयं की अति आवश्यकता आ पड़ने के कारण उपरोक्त जमीन को बिक्रेता बिक्री करने की बात लोगों

क्रमशः.....५/-

Mel. B. ...  
29/12/95



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के बीच स्व-बिक्री की बात सुनकर क्रेता महोदय जमीन की पूरी कागजात छान-बीन करने के पश्चात् उपर लिखे मूल्य मो० 28,000/- रु० अठाईस हजार रुपैया में खरीदने को तैयार हुई। जिसे बिक्रेता सहर्ष स्वीकार किये।

अब क्रेता महोदय आज को तैयारी से उपरोक्त जमीन पर देखकर होकर वो रहकर परम सुख, भोग किये। इस पर बिक्रेता महोदय मय उनके उत्तराधिकारियों की किसी प्रकार का हक वो दावा सरोकार नहीं है और न रहेगा।

अतएव इस बिक्रय पत्र के द्वारा प्रतिफलित किया जाता है कि :-

1. उक्त कारणों से और उक्त प्रतिफल की राशि मो० 28,000/- रुपैया अठाईस हजार रुपैया मात्र के बदले जिसकी प्राप्ति और वसूली और अदायगी इस बिक्रय पत्र द्वारा स्वीकार वो सम्पुष्ट करते हैं।

उक्त भू-सम्पत्ति की खरीददार के हाथ बिक्रेता अपने तन-मन की स्वास्थावस्था में अपने भलाई वो लाभ हित का विचार कर स्वतंत्र मन प्रसन्न चित बिना किसी अन्य के डराव, धमकाव, बहलाव, फुसलाव के या जोर जबरदस्ती के सब प्रकार के अशुभ भार देन पावना और बन्धों से मुक्त सत्यता एवं वैदता को पूर्ण रूप से एवं ईमानदारी से अभिपुष्ट सम्पुष्ट स्वीकृत पुनःपुष्ट एवं प्रत्याभूत बिक्रय की हस्तान्तरित किया वो सीप दिया।

2. यह भी घोषित किया जाता है कि बिक्रीगत भूमि सब प्रकार से शुद्ध

Med. B. ...  
09/12/19



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स्वच्छ निर्मल और निर्विरोध है कभी किसी प्रकार का हक, दावा, टखल या अधिकार करें तो वह सरासर गैर कानूनी होगा।

अब क्रेता को चाहिए कि उपर लिखे भूमि पर अपने अधिकार में लेकर अपने इच्छानुसार शान्ति पूर्वक पुष्प वाटिका लगावें, कुआ, खोदवाये या चहार दीवारी करायें या खेती करें या अपने उपयोग या उपभोग में लावें और वंशानुगत इसको भोक कर लाभान्वित होते रहे। इसमें बिक्रेता या उनके उत्तराधिकारियों को आपत्ति या अनुरोध विरोध नहीं है और न रहेगा अगर कोई करें तो वह सरासर अन्याय वी गैर कानूनी होगा।

3. यह कि खरीददार बिक्रय पत्र निबंधन के पश्चात् अपना नाम अचल वी अन्यत्र जहाँ आवश्यक हो अपने नामों का नामांकन करा लें।
4. और यह भी विदित हो कि प्रतिफल की कुल राशि 28,000/-रुपैया अठाईस हजार रुपैया नगद प्राप्त किया है जिसकी प्राप्ति बिक्रेता स्वीकार अंगीकार सम्पुष्ट करते हैं।

अब बिक्रय सम्पत्ति के मूल्य में किसी प्रकार की प्राप्ति बिक्रेता की खरीददार से श्रेय नहीं रहा।

अतः साक्ष्य स्वस्थ बिक्रेता इस बिक्रय पत्र को आज अपने

कमरा:.....6/-

*Handwritten signature:* Md. B. ...

75 Rs.



= 6 =

हस्ताक्षर से निरुपादित वो प्रमाणित करते है ताकि समय पर काम आवे ।

सरकारी अभिलेख में यह भूमि खेती योग्य दर्ज है इसमें आज भी खेती होती है। का 1976 में यह नगरपालिका क्षेत्र से बाहर है ।

डापटकर्ता:-

अहमद अंसारी, मजमून पट्टकर सुना दिया  
दिनांक 29 दिसम्बर 1995 ई0 ।

गवाह का हस्ताक्षर-

बिक्रेता का हस्ताक्षर-

1. Md. Tawhid Alam  
29-12-95

Md. B. ...  
29/12/95

2. Md. Eyaaz Alam.  
29.12.95

टंकक

।बालवन्द यादव।

VILLAGE - HESAG THANANO - 247  
THANA FDIST. RANCHI

SCALE - 64" = 1 MILE DUPLICATE

RS. PLOT NO

AREA

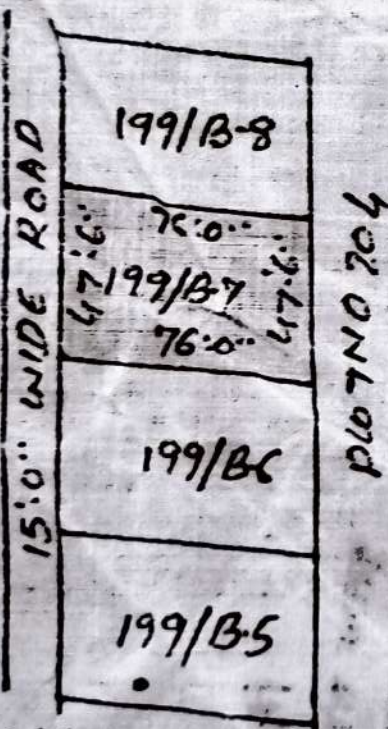
199

K. OR. 899

SUB PLOT NO

199/B-7 . . . 5-0-0

AREA SHOWN IN REDWASH



cut for this the original  
detailed plan on the file



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

May 22, 2024

पंजी II प्रति

भाग वर्तमान	19	पृष्ठ संख्या	137										
जिला का नाम	रौंही	अनुमंडल नाम	सदर	अंचल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	झारखण्ड				
मोजा का नाम	हेसाग	होलिग संख्या	135	तौजी संख्या	0	धाना नम्बर	247	खाता का प्रकार	—				
सुनील कुमार सिंह, बन्धु विन्देश्वरी प्रसाद सिंह, जाति —													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस	
135	199	4 कठरु छ 0 वर्गफीट			दाखिल खारिज वाद संख्या 1134 आर 27*/2004-05						0.5	0.83	
कुल परिवान		4 कठरु छ 0 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चानू साल	रोड सेस बकाया	रोड सेस चानू साल	शिक्षा सेस बकाया	शिक्षा सेस चानू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चानू साल	कृषि सेस बकाया	कृषि सेस चानू साल
09/08/2011	41825650	2010-2011	2011-2012	0	0	0	0	0	0	0	0	0	0
02-03-2022	0627458424	2012-2013	2021-2022	4.5	0.5	1.08	0.12	2.25	0.25	2.25	0.25	0.9	0.1
05-18-2023	0461664449	2022-2023	2023-2024	0.5	0.5	0.12	0.12	0.25	0.25	0.25	0.25	0.1	0.1

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

Mutation Cases Not Found !!

List Of Case Status Details

कम्प्यूटर टैबल



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

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. : 137

Vol. No. : 19

Receipt No. : 0461664449

नामकुम्भ   हेसाग   247   सुनील कुमार सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
135	199	4 कठ 0 छटाक 0 वर्गफीट

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 (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	0.50				0.50	0.50
गुजारी (भावली)	0.12				0.12	0.12
सेस	0.25				0.25	0.25
सूद	0.25				0.25	0.25
मुतफरकात	0.10				0.10	0.10
मीजान	1.22				1.22	1.22

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				0.50	0.50	
गुजारी (भावली)				0.12	0.12	
सेस				0.25	0.25	
सूद				0.25	0.25	
मुतफरकात				0.10	0.10	
मीजान अदायकारी				1.22	1.22	

(१) मीजान कुल (लफजों में) : Two Rupees and Fourty Four Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 2.44

तारीख अमला तहसील कुनिन्दा : 18-05-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



Ranchi Municipal Corporation, Ranchi  
( Revenue branch )

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

Mr /Mrs /Ms  
SUNIL KUMAR SINGH S/O BINDESHWARI PRASAD SINGH  
Address: HESAG RANCHI RANCHI

Memo No. : FAM/054/410731/2023-2024

Effective: Third Quarter 2023-2024

You are hereby informed that your new Holding No.-

0 5 4 0 0 0 9 5 6 4 0 0 0 A 2

The annual rent value of this holding is Rs. 188.4 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 51 (Old Ward No. 54) , 188.4 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the Third quarter will be taxed in writing with effect from the year 2023-2024.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 2% Quarter: 3/ Year: 2023-2024		188.4	188.4	0	0
	Total amount		188.4	188.4	0	0



Deputy Municipal Commissioner  
Ranchi Municipal Corporation, Ranchi

Note:-

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



PRINT



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

May 22, 2024

पंजी II प्रति

भाग वर्तमान	19	पृष्ठ संख्या	135										
जिला का नाम	रौंही	अनुमंडल नाम	सदर	अर्चल का नाम	नामकुम	हलका का नाम	हल्का-04	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	हेसाग	होलिंग संख्या	135	तौजी संख्या	0	धाना नम्बर	247	खाता का प्रकार	—				
विमला देवी, बलद-विनोद कुमार चौधरी, जाति: —													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										
135	199	5 कठ0 छ 0 वर्गफीट	दाखिल खारिज वाद संख्या 1133 आर 27*/2004-05										
	कुल परिमाण	5 कठ0 छ 0 वर्गफीट											
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
29/08/2011	5230176	2012	2013	0	0	0	0	0	0	0	0	0	0
04-13-2022	0047096582	2013-2014	2022-2023	4.5	0.5	1.08	0.12	2.25	0.25	2.25	0.25	0.9	0.1
05-18-2023	0279972922	2023-2024	2023-2024	0	0.5	0	0.12	0	0.25	0	0.25	0	0.1

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

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. : 135

Vol. No. : 19

Receipt No. : 0279972922

नामकुम   हेसाग   247   विमला देवी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
135	199	5 कठा 0 छटाक 0 वर्गफीट

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 (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	0.50					0.50
गुजारी (भावली)	0.12					0.12
सेस	0.25					0.25
सूद	0.25					0.25
मुतफरकात	0.10					0.10
मीजान	1.22					1.22

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					0.50	
गुजारी (भावली)					0.12	
सेस					0.25	
सूद					0.25	
मुतफरकात					0.10	
मीजान अदायकारी					1.22	

(१) मीजान कुल (लफजों में) : One Rupees and Twenty Two Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1.22

तारीख अमला तहसील कुनिन्दा : 18-05-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

सं०  
No.:-

प्ररूप संख्या-6  
Form-6

0273694



सत्यमेव जयते

बिहार सरकार

Government of Bihar

योजना एवं विकास विभाग

(DEPARTMENT OF PLANNING AND DEVELOPMENT)

अर्थ एवं सांख्यिकी निदेशालय

DIRECTORATE OF ECONOMICS AND STATISTICS



बिहार सरकार



मृत्यु प्रमाण-पत्र

DEATH CERTIFICATE

(जन्म और मृत्यु रजिस्ट्रीकरण अधिनियम, 1969 की धारा-12/17 तथा बिहार जन्म और मृत्यु रजिस्ट्रीकरण नियमावली, 1999 के नियम 8/13 के अन्तर्गत जारी किया गया।)

(Issued under Section-12/17 of the Registration of Births and Deaths Act, 1969 and Rule 8/13 of the Bihar Registration of Births and Deaths Rules, 1999)

यह प्रमाणित किया जाता है कि निम्नलिखित सूचना मृत्यु के मूल अभिलेख से ली गई है, जो कि (स्थानीय क्षेत्र).....  
पटना तहसील (अंचल/प्रखंड)..... पटना जिला पटना

राज्य बिहार के रजिस्टर में उल्लिखित है।

This is to certify that the following information has been taken from the original record of death which is the register for (local area/local body)..... of tahsil (anchal/block)..... of district..... of state Bihar.

नाम/Name..... विमला देवी उर्फ विमला चौधरी उर्फ विमला कुमारी स्त्री  
लिंग/ Sex.....

मृत्यु की तिथि/ Date of Death..... 14-08-2013 मृत्यु का स्थान/Place of Death..... पटना

माता का नाम/Name of Mother..... देवकुली देवी

पिता/पति का नाम/Name of Father/Husband..... श्री विनोद कुमार चौधरी

मृतक का मृत्यु के समय का पता/..... मृतक का स्थायी पता/

Address of the deceased at the time of death..... Permanent address of the deceased

पञ्चास न्यूरो हॉ. कोशी  
इनास रोड, पटना..... गाँव - पो. - मन्दिच  
भाना - सिंहरा, जिला - भोजपुर

पंजीकरण संख्या/ Registration No..... 9472 पंजीकरण दिनांक/Date of Registration..... 17-08-2013

टिप्पणी/ Remarks (if any).....

जारी करने की तिथि/Date of Issue..... 04-07-2015

प्राधिकारी का हस्ताक्षर/ Signature of the issuing authority

प्राधिकारी का पता/ Address of the issuing authority

मोहर/Seal

" प्रत्येक जन्म एवं मृत्यु का पंजीकरण सुनिश्चित करे/ Ensure registration of every birth and death "



# Ranchi Municipal Corporation, Ranchi

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

Memo No : SAM/954/411399/2023-2024

Date : 19-01-2024

Effective: Third Quarter 2023-2024

Mr/Mrs/Ms: BINOD KUMAR CHOUDHARY S/O RAMJEE CHOUDHARY

Address: HESAG RANCHI

You are hereby informed that your New Holding Number - 0540009583000A2 in Ward No - 54 , New Ward No - 51 has been done, on the basis of your self-assessment declaration form, the annual rental price has been fixed at Rs 188.4/- based on your self assessment declaration.

Accordingly the tax per quarter will be as follows.

Self assessment tax notice		
Sl. No.	Particulars	Amount (in Rs.)
1.	House Tax	47.1
2.	Water Tax	0
3.	Latrine Tax	0
4.	RWH Penalty	23.55
5.	Education Cess	0
6.	Health Cess	0
Total Amount (per quarter)		70.65



To be signed by the Applicant

**Note:-**

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

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



PRINT



## **Ranchi Municipal Corporation**

### **FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT**

#### **APPENDIX - 'E' /Bye Laws Clause No. 7.1**

From,

The Municipal Commissioner  
Ranchi Municipal Corporation

To,

VIMLA DEVI AND SUNIL KUMAR SINGH  
822/A2, COSSCO LANE, RADIUM ROAD, RANCHI, 834001

Re:sanction of your building plan case no. **RMC/BP/0915/W50/2022** dated **18/11/2022** for grant of license on Dated **3/4/2024** for the **Building Development Permit** in Khata No.: **135** on RS Plot no.: **199** Situated in Colony/Street: **CHORIYA TOLI** Mohalla/Bazar/Road: .

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner **Ranchi Municipal Corporation**, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of **RS.89842/-**
2. You have to furnish & Deposit a Gift Deed of **6.75** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.92234/-** labour cess @ 1% of the project cost.

**Ranchi Municipal Corporation**  
**Certificate For Empanelled Builder**

Entity Name	: SKY HEIGHTS	Enrolment Number	: RMC/BLDR/0219/2017
Category of Entity	: Partnership Firm	Enrolment Date	: 05/01/2024
CIN Number	: RMC/BLDR/0219/2017	Registration Number	: RMC/BLDR/0219/2017
Establishment Year	: 2013	Issue Date of Registration Number	: 04/01/2024
Address	: Situated At B.P. Enclave, Aryapur, Ratu Road, Ranchi	Validity of Registration no.	: 3/1/2025
		Phone Number	: 8102937164

This is to declare that **SKY HEIGHTS** having enrolment number **RMC/BLDR/0219/2017**, has been successfully registered with us with satisfactory compliance of registration criteria and to certify that registration number **RMC/BLDR/0219/2017** has been allocated to you as empanelled **Partnership Firm** under this local body to act as authorized **Partnership Firm** for conducting its activity as per its MOA (Memorandum of Association).

The validity of this certificate is subject to meeting the terms and conditions as specified under Annexure-I of Jharkhand Building Bye-laws 2016 and renewal of validity period of this certificate.

Authorized Signatory

KHATIAN Form (Lower half)

Name of Village (88/10)

Thana (शंभू)

Thana Number (286)

Number of Khewat (शेखर नगर - 2)

Name of Landholder (शेखर सिंह शर्मा)

Page (1)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

922  
समय शिव शिखर  
अ. शिखर शिखर  
शिखर शिखर  
शिखर शिखर  
शिखर शिखर

18/11/13



19/11/13  
19/11/13  
19/11/13  
19/11/13

2

शिखर शिखर  
शिखर शिखर  
शिखर शिखर  
शिखर शिखर

18/11/13

18/11/13

मुल अधिकारी  
मिशन क्लर

18/10/13

18/11/13

समय शिखर  
अ. शिखर शिखर

समय शिखर  
अ. शिखर शिखर

**निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट**

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी - II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन		
7	PAN सत्यापन		
8	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

22/01/24  
**Pranav Kumar**  
 जाँच लिपिक, पत्र सत्यापक  
 तिथि सहित



45  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित  
**Vaibhav Mani Tripathi**  
 DSR, Ranchi

12/10



## Pre Registration Docket

Date :- 22-10-2024 08:47 am

Office Name :- SRO - Ranchi  
Token No:- 202400132087

Appointment :- 22-Oct-2024 Time:- 11:36

Article	Development Agreement
Pre Registration Date	22-Oct-2024
No. Of Pages	34
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,92,134.

Property Id: **1329681**

Valuation No. : 1816633 / 2024	:- 2024-2025	Date : 22-October-2024 08:04:AM	
State : Jharkhand	District : Ranchi	Tahsil : Namkum	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hesag	Village/City : Hesag	
Hesag Ward No 50 Village Code 247 - Other Road		-	
Khata Number - 135			
Plot Number - 199			
Holding Number - 0540009564000A2			
Volume Number - 19			
Page Number - 137			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹769736/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
1	Land area	6.61 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.61 x 769736=5087954.96	₹50,87,955/-
A	Total		₹50,87,955/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹50,88,000/-
Total Amount in Words : Fifty Lakhs Eighty Eight Thousands Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: SUB PLOT NO-205, West: ROAD, South: SUB PLOT NO-199/B-6, North: SUB PLOT NO-199/B-9
Area	Land area : 6.61 Decimal
Other Description of the Property	Pin Code - 834010
Government/Market Value	5087954.96
Transaction Amount	0.00

Property Id: **1329686**

<b>Valuation No.</b> : 1816641 / 2024	<b>:-</b> 2024-2025	<b>Date</b> : 22-October-2024 08:07:AM
<b>State</b> : Jharkhand	<b>District</b> : Ranchi	<b>Tahsil</b> : Namkum
<b>Land Type</b> : Urban	<b>Corporation</b> : Ranchi Municipal Corporation Hesag	<b>Village/City</b> : Hesag
<b>Hesag Ward No 50 Village Code 247 - Other Road</b>		-
<b>Khata Number - 135</b>		
<b>Plot Number - 199</b>		
<b>Holding Number - 0540009583000A2</b>		
<b>Volume Number - 19</b>		
<b>Page Number - 135</b>		

<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹769736/- Decimal			
<b>Valuation Rule</b> : Commercial land			
<b>Property Details</b>			
1	Land area	8.25 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.25 x 769736=6350322	₹63,50,322/-
<b>A</b>	<b>Total</b>		₹63,50,322/-
<b>Note</b> : Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹63,50,400/-
<b>Total Amount in Words : Sixty Three Lakhs Fifty Thousands Four Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: SUB PLOT NO-205, West: ROAD, South: SUB PLOT NO-199/B-6, North: SUB PLOT NO-199/B-9
Area	Land area : 8.25 Decimal
Other Description of the Property	Pin Code - 834010
Government/Market Value	6350322
Transaction Amount	-

CLAIMANT	<b>SKY HEIGHTS-Mr. AMIT KUMAR GUPTA, ,Father/Husband Name</b> KRISHNA PRASAD,, <b>Party Category</b> -Company / Colonizer , <b>PAN No.-</b> <b>Date of Incorporation</b> -01-Jan-2020, <b>Permission Case No.-</b> , <b>Aadhaar No. *****2286, Country</b> -INDIA, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -MORABADI, <b>Locality</b> -RANCHI, <b>Address</b> - TAGORE HILL ROAD,MORABADI, RANCHI, <b>Pin Code</b> -834008
	<b>SKY HEIGHTS-Mr. ABHISHEK KUMAR GUPTA, ,Father/Husband Name</b> RAJENDRA PRASAD,, <b>Party Category</b> -Company / Colonizer , <b>PAN No.-</b> <b>Date of Incorporation</b> -01-Jan-2020, <b>Permission Case No.-</b> , <b>Aadhaar No. *****1638, Country</b> -INDIA, <b>State Name</b> -Jharkhand, <b>District Name</b> -RANCHI, <b>City/Village/Town Name</b> -RANCHI, <b>Locality</b> -RANCHI, <b>Address</b> - ARYAPURI, RATU ROAD, RANCHI, <b>Pin Code</b> -834005
EXECUTANTS	<b>-Mr. BINOD KUMAR CHOUDHARY, ,Father/Husband Name</b> RAM JI CHOUDHARY,, <b>Party Category</b> -Individual , <b>PAN No.-</b> <b>Date Of Birth</b> -21-Nov-1959, <b>Permission Case No.-</b> , <b>Aadhaar No. *****9674, Country</b> -INDIA, <b>State Name</b> -Bihar, <b>District Name</b> -Patna, <b>City/Village/Town Name</b> -KHAGAUL, <b>Locality</b> -BIHAR, <b>Address</b> - MOURYA BIHAR, DINAPUR-CUM-KHAGAUL, PATNA, BIHAR, <b>Pin Code</b> -801105
	<b>-Mr. SUNIL KUMAR SINGH, ,Father/Husband Name</b> BINDESHWARI PRASAD SINGH,, <b>Party Category</b> -Individual , <b>PAN No.-</b> <b>Date Of Birth</b> -15-Dec-1968, <b>Permission Case No.-</b> , <b>Aadhaar No. *****1956, Country</b> -INDIA, <b>State Name</b> -Bihar, <b>District Name</b> -BEGUSARAI, <b>City/Village/Town Name</b> -KHAGAUL, <b>Locality</b> -BIHAR, <b>Address</b> - MALIPUR, KHAGAUL, BEGUSARAI, BIHAR, <b>Pin Code</b> -848204

Witness Information	<b>Mr. YOGESH KUMAR , Address</b> - MALIPUR BEGUSARAI BIHAR-, <b>Father/Husband Name</b> -SUNIL KUMAR SINGH
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Identifier Details	<b>Mr. YOGESH KUMAR , Address</b> - MALIPUR BEGUSARAI BIHAR-, <b>Father/Husband Name</b> -SUNIL KUMAR SINGH
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<b>Fee Rule:Development Agreement</b>		4
1	Stamp Duty	

1	SP	1,020
<b>Total</b>		<b>1,020</b>
<b>Fee Rule:Development Agreement</b>		
1	A1	2,85,960
2	LL	3
3	PR	1
4	I fee	5,000
5	M(b) Fee	150
<b>Total</b>		<b>2,91,114</b>

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

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

*M. S. Adv.*

**Deed Writer / Advocate**

*Anil Kumar Gupta*

**Vendee / Claimant**

*Shri Anil Kumar Gupta*

**Vendor / Executant**

*श्री अनील कुमार गुप्ता*



## Document Registration Summary 1

Date :-22-Oct-2024

- Government/Market Value: ₹11438400/-
- Transaction Amount: ₹0.00 /-
- Paid Stamp Duty: ₹100 /-

On Date 22-10-2024 Presented at SRO - Ranchi

Signature of Presenter

*Amit Kumar Gupta*  
SRO - Ranchi

Receipt : 1108143

Receipt Date : 22-10-2024

Presenter Name: -

PR	₹1
SP	₹1020
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹285960
Stamp Duty	₹100

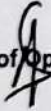
<b>Total</b>	<b>₹292234</b>
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	AmitKumarGupta	GRN Number : 2404734985 DEPT Transaction Id : cf007c9f1a5a1b7061b1 Transaction Type :	100
PR	1	1	0	GRAS	AmitKumarGupta	GRN Number : 2404736326 DEPT Transaction Id : b245a3e8de576afb3347 Transaction Type :	1
SP	1020	1020	0	GRAS	AmitKumarGupta	GRN Number : 2404736326 DEPT Transaction Id : b245a3e8de576afb3347 Transaction Type :	1020

I fee	5000	5000	0	GRAS	AmitKumarGupta	GRN Number : 2404736326 DEPT Transaction Id : b245a3e8de576afb3347 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	AmitKumarGupta	GRN Number : 2404736326 DEPT Transaction Id : b245a3e8de576afb3347 Transaction Type :	150
A1	285960	285960	0	GRAS	AmitKumarGupta	GRN Number : 2404736326 DEPT Transaction Id : b245a3e8de576afb3347 Transaction Type :	285960
LL	3	3	0	GRAS	AmitKumarGupta	GRN Number : 2404736326 DEPT Transaction Id : b245a3e8de576afb3347 Transaction Type :	3
Sub Total	292138	292234	-96				

Article : Development Agreement Number of Pages : 68

Signature of Operator



Signature of Head Clerk

*G. Anand Kumar*  
Signature of Head Clerk

Signature of Registering Officer

*Vaibhav Mani Tripathi*  
DSR, Ranchi





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 202400132087

Deed Type	Development Agreement
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1020, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 285960, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.5087955/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Hesag Location :- Other Road, Hesag Ward No 50 Village Code 247 Property Boundaries :- East: SUB PLOT NO-205, West: ROAD, South: SUB PLOT NO-199/B-6, North: SUB PLOT NO-199/B-9 Khata Number - 135Plot Number - 199Holding Number - 0540009564000A2Volume Number - 19Page Number - 137 Area Of Land :- 6.61 Decimal
Property No.	2
Valuation Details	Value :- Rs.6350322/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Namkum , Village Name :- Hesag Location :- Other Road, Hesag Ward No 50 Village Code 247 Property Boundaries :- East: SUB PLOT NO-205, West: ROAD, South: SUB PLOT NO-199/B-6, North: SUB PLOT NO-199/B-9 Khata Number - 135Plot Number - 199Holding Number - 0540009583000A2Volume Number - 19Page Number - 135 Area Of Land :- 8.25 Decimal






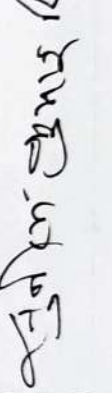


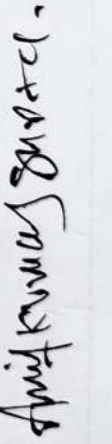


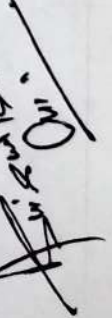
Sh./Smt.SUNIL KUMAR SINGH s/o/d/o/w/o BINDESHWARI PRASAD SINGH has presented the document for registration in this office

today dated :- 22-Oct-2024 Day :- Tuesday Time :- 16:04:56 PM






SUNIL KUMAR SINGH(Individual)

Party Name	Document Type	Document Number
SUNIL KUMAR SINGH	PAN/UID	*****1956

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>BINOD KUMAR CHOUDHARY</b> <b>Address1 -</b> MOURYA BIHAR, DINAPUR-CUM- KHAGAUL, PATNA, BIHAR, <b>Address2 - BIHAR</b> ... Jharkhand <b>PAN No.:</b> <b>Permission Case</b> <b>No.-</b>	No	Yes	Binod Kumar Choudhary <b>Address:-</b> , , , Maniach, ward no-4, Maniach, Sandesh, Bhojpur, 802206, Maniachh, Bihar, India		EXECUTANTS Age:64			
2	<b>SUNIL KUMAR SINGH</b> <b>Address1 -</b> MALIPUR, KHAGAUL, BEGUSARAI, BIHAR, <b>Address2</b> - BIHAR ... Jharkhand <b>PAN No.:</b> <b>Permission Case</b> <b>No.-</b>	No	Yes	Sunil Kumar Singh <b>Address:-</b> , near post office, ward no-04, , Malipur, Garhpura, Begusarai, 848204, Malipur, Bihar, India		EXECUTANTS Age:55			
3	<b>AMIT KUMAR GUPTA</b> <b>Address1 -</b> TAGORE HILL ROAD, MORABADI, RANCHI, <b>Address2 -</b> RANCHI ... Jharkhand <b>PAN No.:</b> <b>Permission Case</b> <b>No.-</b>	No	Yes	Amit Kumar Gupta <b>Address:-</b> Flat- GB, Chandra Kanta Apartment, Near Ram Krishna Ashram, Shiv Bhawan Lane, Asha Shri Garden Road, Morabadi, Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		CLAIMANT Age:			
4	<b>ABHISHEK KUMAR GUPTA</b> <b>Address1 -</b> ARYAPURI, RATU ROAD, RANCHI, <b>Address2 -</b> RANCHI ... Jharkhand <b>PAN No.:</b> <b>Permission Case</b> <b>No.-</b>	No	Yes	Abhishek Kumar Gupta <b>Address:-</b> 4 f Basant pratibha Enclave, , , rouniyar path, aryapuri, ratu road, ranchi, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		CLAIMANT Age:			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>YOGESH KUMAR</b> S/o-D/o <b>SUNIL KUMAR SINGH</b> <b>Address1 - MALIPUR BEGUSARAI BIHAR, Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>YOGESH KUMAR</b> <b>Address1 - MALIPUR BEGUSARAI BIHAR, Address2 -</b> , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

*Vaibhav Mani Tripathi*

DSR, Ranchi

Above signature &amp; thumb Impression are affixed in my presence.

Above mentioned, ( **SUNIL KUMAR SINGH , BINOD KUMAR CHOUDHARY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**YOGESH KUMAR**) Son/Daughter/Wife of (**SUNIL KUMAR SINGH**) resident of (**MALIPUR BEGUSARAI BIHAR**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 22-Oct-2024

Seal and Signature of Registering Officer

*Vaibhav Mani Tripathi*

DSR, Ranchi



Token No.: 202400132087

## CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **23-Oct-2024** by **SUNIL KUMAR SINGH, S/O, D/O, W/O BINDESHWARI PRASAD SINGH** resident of MALLIPUR, KHAGAUL, BEGUSARAI, BIHAR, BIHAR.

This deed was registered as Document No:- **2024/RAN/92446/BK1/8453** in Book No :- **BK1**, Volume No :- **1082** from Page No :- **247** to **314** at, office of **SRO - Ranchi**

Date:- **23-Oct-2024**

Registering Officer

*W*  
*8/5/20*  
*Sunil Kumar Singh*  
DSR, Ranchi

