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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0ed2f5a31c277fb4bbe1
Receipt Date : 12-Jul-2024 01:26:28 pm
Receipt Amount : 100/-
Amount In Words : One Hundred Rupees Only
Token Number : 202400015289
Office Name : SRO - Ranchi
Document Type : Development Agreement
Payee Name : ABHISHEK SINGH RATHAUR
 CONSTRUCTION PRIVATE LIMITED
 Through Its Director Sri Abhishek (Vende)
GRN Number : 2403070262



:- For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिच्छेद 4 क्लिप 21/27
 के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
 1 या 1 क ए०..... के अर्धीन उपायत स्टाम्प
 सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
 अपेक्षित नहीं।

Vaibhav Mani Tripathi
 DSR, Ranchi

निबंधन पदाधिकारी

12/07/2024

13/07/2024

Sanjeeb Mohan Saha

12/07/2024
 12/07/24

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

ABHISHEK SINGH RATHAUR
 CONSTRUCTION PRIVATE LIMITED

Director

12/07/24



Advocate Attested
CIVIL COURT, RANCHI

Development Agreement
सम्पत्ति का मूल्य - 1000
मुद्रांक -
T.S.S. -



मार्ग दर्शिका पंजी से गिळान किया
जमीन का दर/डी०
बच्चा कमान का दर/वर्ग फीट
पक्का कमान का दर/वर्ग फीट
फ्लैट का दर/वर्ग फीट

प्राप्त पशुपालन वो भूमि घोटाला एवं खाशमहल लीज की सूची में वर्णित प्लॉट एवं नाम दर्ज नहीं है।

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE THIS THE 12th DAY OF JULY, 2024 AT RANCHI

BETWEEN

(1) **Shri Sanjeeb Mohan Sinha**, Date of Birth – 15.08.1962, Son of Late Shyam Mohan Sinha, by faith-Hindu, by Category - General (Not covered under CNT Act 1908), resident of Qtr. No.-117, Nigahi Colony, P.O.+P.S.-Nigahi, Dist.-Sindhi, State- Madhya Pradesh, (hereinafter referred to as **LAND OWNER No. 1** which expression shall unless repugnant to or exclude by the context or subjects of the presents shall mean and include the above named **LAND OWNER No. 1**, his legal heirs, successors, assigns, legal representatives) **OF THE ONE PART.**

PAN – AIEPS3422L, UID – XXXX XXXX 4490

गैर मजदूरी प्रतिनिधित्व सूची से
छाता 217
का निलान किया दर्ज नहीं किया

Sanjeeb Mohan Sinha

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director

Sanjeeb Mohan Sinha
12/7/24

12/7/24



Sanjeeb Mohan Singh
12/07/2024

13/07/2024



दिनांक 12/07/24 समय 10:01
रजिस्ट्रेशन नॉटिस 1932 धारा 52 के नियम 38
श्री Sanjeeb Mohan Singh
पिता / पति Shyam Mohan Singh
निवासी Singauli
पेशा Business जो रजिस्ट्रार के कार्यालय में
अवर निबंधन के अंतर्गत प्रमाणित
पुस्तकधारक सं. के अधीन
लेखाकारों या दावेदारों के बीच ...
के अतिरिक्त में ही ... के पुस्तक/प्रमाण
में अवर निबंधन कार्यालय ...
निबंधन के लिए पेश किया

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निबंधन पर अधिकारी का हस्ताक्षर
12/07/2024

13/07/2024
Vandana Prasad Chakraborty
DSR, Ranchi

Ch. Anuraj Singh
12/2/24



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Abhishek Singh
12/2/24



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Sarjeb Mohan Singh

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Abhishek Singh
Director 12/2/24

(2) **Shri Ranvijay Kumar**, Date of Birth – 05.01.1973, Son of Kedar Nath Sharma, by faith-Hindu, by Category - General (Not covered under CNT Act 1908), resident of Plot No. B1, Harmu Chowk, Near Allahabad Bank, Harmu Housing Colony, Doranda, Dist.-Ranchi, Jharkhand (hereinafter referred to as **LAND OWNER No. 2** which expression shall unless repugnant to or exclude by the context or subjects of the presents shall mean and include the above named **LAND OWNER No. 2**, his legal heirs, successors, assigns, legal representatives) **OF THE ONE PART.**

PAN – ABQPK6775K, UID – XXXX XXXX 1641

(3) **Shri Abhishek**, Date of Birth – 14.08.1984, Son of Anil Kumar Sinha, by faith-Hindu, by Category - General (Not covered under CNT Act 1908), resident of 401, Shobha Enclave, Van-Vrindavan Colony, Boreya Road, Dist.-Ranchi, Jharkhand (hereinafter referred to as **LAND OWNER No. 3** which expression shall unless repugnant to or exclude by the context or subjects of the presents shall mean and include the above named **LAND OWNER No. 3**, his legal heirs, successors, assigns, legal representatives) **OF THE ONE PART.**

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AND

ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED, (CIN U45201JH2015PTC002698), (PAN NO. AANCA3647F), a Company incorporated under companies Act 1956, having its principal place of business at 201, Guru Akansha Apartment, Jai Prakash Nagar, Bariatu, Ranchi, Jharkhand – 834009 through its Director **Abhishek**, Son of Anil Kumar Sinha, D.O.B.- 14.08.1984, by Faith Hindu, by Category - General (Not covered under CNT Act 1908), residing at 401, Shobha Enclave, Van-Vrindavan Colony, Boreya Road, Dist.-Ranchi, Jharkhand, who has been authorized by the Board of directors of the company to represent the company and enter into this Joint Development Agreement which shall be binding on the company-by a Board Resolution passed in its meeting held on 30th June 2024 at its registered office in Ranchi, (Hereinafter called the **DEVELOPER** of the Joint Development Agreement

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director

Abhishek

Sarjesh Mohan Sinha
12/11/24

for family
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Khata No 217 **Total Area 15 Decimal** all Property Situated at Mauza- Boreya, Thana - Kanke, Thana No. 185, District - Ranchi morefully and particularly described in the schedule below.

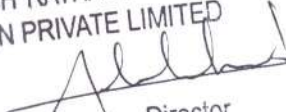
AND WHEREAS said Property Plot no. 2048 under Khata No. 217 Mauza Boreya, P.S- Kanke P.S No. 185 District Ranchi was Purchased by Dawrika Mahto vide regd. sale deed No 652 dated 25.01.1961 along with others Plot from Harindra Narayan Tiwari.

AND WHEREAS Dwarika Mahto died leaving behind five sons namely Jhari Mahto, Jhubla Mahto, Chamra Mahto, Karma Mahto and Bhalya Ram Mahto.

AND WHEREAS after death of Dwarika Mahto his sons come in peaceful physical Possession over the land and as per family partition between all brothers the above land measuring area 5 Decimal being portion of Plot No. 2048, Under Khata No 217 allotted in the share of Jhubla Mahto.

AND WHEREAS said Jhubla Mahto sold and transfer the said portion of land measuring area 5 Decimal being portion of Plot No. 2048, Under Khata No 217 through his constituted power of attorney holder ABHAY KUMAR SINGH son of Sri Surendra Prasad Singh resident of Kusum Vihar Morabadi District- Ranchi vide power of Attorney No. Book- IV- 1775 Dated 12-10-2006 registered in the office District Sub Registrar Ranchi to Sanjeeb Mohan Sinha (Land Owner No. 1) vide registered sale deed being deed no.356 dated 16-01-2007 entered in book No. 1, Volume No. 15, Page No. 417 to 438 registered in office of district sub registrar Ranchi. and after purchase of the said land he is got his name mutated in Circle office Kanke, District Ranchi in respect of said land vide Mutation Case No. 116R27/2007-8 and thereafter he is remained in peaceful possession over the said land after paying land revenue to the State through Circle office Kanke entered in Register II, Volume No. 9, Page No. 162 and Paid rent receipt No. 0630166955 dated - 11-09-2023 is issued by Circle Office for the year 2023-2024 in their name. and LAND OWNER/FIRST PARTY No.1 become the absolute owner and in possession over the said land.

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director

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Sanjeeb Mohan Sinha

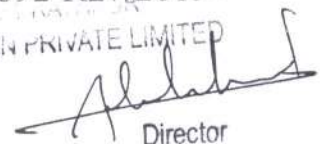
WHEREAS said land Under Khata No 217 Situated at Mauza- Boreya, Thana - Kanke, Thana No. 185, District - Ranchi in Revisional Survey Record of Right in the name of Dwarika Mahto.

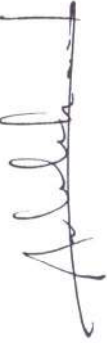
AND WHEREAS Dwarika Mahto died leaving behind five sons namely Jhari Mahto, Jhubla Mahto, Chamra Mahto, Karma Mahto and Bhalya Ram Mahto. and after death of Dwarika Mahto his sons come in peaceful physical Possession over the land and they are jointly sold and transfer land measuring area 10 Decimal portion of Plot No. 2048 Khata No. 217 to (1) Dr. Ajay Kumar Jha son of Kuseshwar Jha and (2) Aruradha Jha wife of Dr. Ajay Kumar Jha vide registered sale deed being deed no. 17875 dated 15-12-2006 entered in book No. 1, Volume No. 672, Page No. 59 to 80 registered in office of district sub registrar Ranchi.

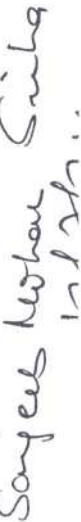
AND WHEREAS after purchased said land (1) Dr. Ajay Kumar Jha son of Kuseshwar Jha and (2) Aruradha Jha wife of Dr. Ajay Kumar Jha sold and transfer the portion of Plot No. 2048, Under Khata No 217 to Avik Ranjan son of Hira Lal Singh vide registered sale deed being deed no. 14935/13146 dated 29-07-2007 entered in book No. 1, Volume No. 489, Page No. 319 to 340 registered in office of district sub registrar Ranchi. and after purchase of the said land he is got his name mutated in Circle office Kanke, District Ranchi in respect of said land vide Mutation Case No. 1459R27/2014-15 and thereafter he is remained in peaceful possession over the said land after paying land revenue to the State through Circle office Kanke.

AND WHEREAS said Avik Ranjan son of Hira Lal Singh sold and transfer the said portion portion of Plot No. 2048, Under Khata No 217 through his constituted power of attorney holder Abhishek son of Anil Kumar Sinha resident of vide power of Attorney Book- IV- Volume No. 1, Page No. 437 to 506 power attorney No. 85/10 Dated 17-01-2018 registered in the office Sub Registrar urban area 3 Ranchi to Uber Mining Private Limited vide registered sale deed being deed no. 2666/2423 dated 28-03-2018 entered in book No. 1, Volume No. 243, Page No. 51 to 152 registered in office of district sub registrar Ranchi. and after purchase of the said land he is got his name mutated in Circle office Kanke, District Ranchi in respect of said land vide Mutation Case No. 2892 R27/2019-

CONSTRUCTION PRIVATE LIMITED


Director







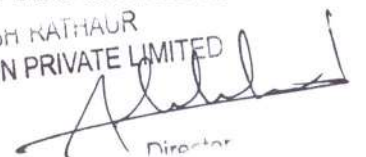
20 and thereafter he is remained in peaceful possession over the said land after paying land revenue to the State through Circle office Kanke entered in Register II, Volume No. 19, Page No. 89 .

AND WHEREAS after purchased said land Uber Mining Private Limited sold and transfer the land measuring area 5 Decimal portion of Plot No. 2048, Under Khata No 217 to Abhishek (Land Owner No. 2) vide registered sale deed being deed no. 2023/RAN/2782/BK1/2541 dated 08-04-2023 entered in book No. BK1, Volume No. 346, Page No. 537 to 586 registered in office of district sub registrar Ranchi. and after purchase of the said land he is got his name mutated in Circle office Kanke, District Ranchi in respect of said land vide Mutation Case No. 2538/R27/2023-24 and thereafter he is remained in peaceful possession over the said land after paying land revenue to the State through Circle office Kanke entered in Register II, Volume No. 25, Page No. 74 and LAND OWNER No. 2 become the absolute owner and in possession over the said land.

AND WHEREAS said Avik Ranjan son of Hira Lal Singh sold and transfer the said land through his constituted power of attorney holder Abhishek son of Anil Kumar Sinha resident of vide power of Attorney Book- IV- Volume No. 1, Page No. 437 to 506 power attorney No. 85/10 Dated 17-01-2018 registered in the office Sub Registrar urban area 3 Ranchi to Uber Mining Private Limited vide registered sale deed being deed no. 2666/2423 dated 28-03-2018 entered in book No. 1, Volume No. 243, Page No. 51 to 152 registered in office of district sub registrar Ranchi. and after purchase of the said land he is got his name mutated in Circle office Kanke, District Ranchi in respect of said land vide Mutation Case No. 2892 R27/2019-20 and thereafter he is remained in peaceful possession over the said land after paying land revenue to the State through Circle office Kanke entered in Register II, Volume No. 19, Page No. 89.

AND WHEREAS after purchased said Uber Mining Private Limited sold and transfer the land measuring area 5 Decimal portion of Plot No. 2043, sub plot no. 2043/194 & 196 Under Khata No 217 to Ranvijay Kumar (Land Owner No. 3) vide registered sale deed being deed no. 2023/RAN/2789/BK1/2547 dated 08-04-2023 entered in book No. BK1, Volume No. 347, Page No. 297 to 346 registered in office of district sub registrar Ranchi. and after purchase of the said land he is

ABHISHEK SINGH KATHAUR
CONSTRUCTION PRIVATE LIMITED


Director

Abhishek
Sajeev Mohan Sinha
Ranchi.
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Ranchi.

got his name mutated in Circle office Kanke, District Ranchi in respect of said land vide Mutation Case No. 2539 R 27/2023-2024 and thereafter he is remained in peaceful possession over the said land after paying land revenue to the State through Circle office Kanke entered in Register II, Volume No. 25, Page No. 75 and LAND OWNER No.3 become the absolute owner and in possession over the said land.

AND WHEREAS the **Landowners** their purchased land and they desire to develop their land area aforesaid mentioned in the Schedule- 'A' property by constructing a residential multistoried building namely "**SHRI RAM RESIDENCY**" over it on the conversion basis with the help of the developer of this development agreement through which the owners shall get as per **schedule** of super built area of the building to be constructed over the schedule- property and Developer shall get as per **schedule** of super built area of the building to be constructed over the schedule- property.

Whereas the Developer is further satisfied that the said property has neither been acquired or requisitioned nor restored nor any notice for acquisition, requisition or restoration of the same by any competent authority either in past or present have been issued for acquisition, requisition or restoration of the same.

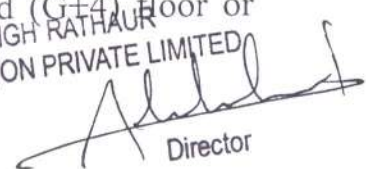
Whereas the Developer is satisfied that apart from the above named LAND OWNERS, none else is entitled to or has any share, right, title or interest over and in respect of the said property or in any other manner howsoever.

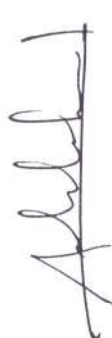
Whereas the developer has satisfied itself about the right title interest and possession of the land owner in the said property and the technical feasibility of the construction of the proposed residential building and all other related matters and whereas the parties hereto have deliberated upon and agreed into terms and conditions applicable between them and further decided to reduce • the same into writing as detailed below.

Definitions

1. "BUILDING" shall mean the multi-storied/residential building and other constructions like comprising several Units with ground (G+4) floor or

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director



Sajeeb Kumar Singh
17/12/23

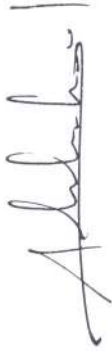
For Land owner 3

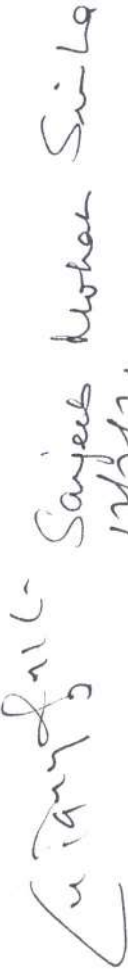

more proposed to be constructed on the **Schedule A** landed property by the Developer at his own cost and expenses and in accordance with the plan (s) to be approved and sanctioned by Ranchi Municipal Corporation and/or any other competent Authority.

2. "Common areas and facilities" or "Common Portion" shall carry the same meaning as has been given in section -3 clause -'h' sub clause (i) to (viii) of the Act, i.e. the Jharkhand Apt. (Flat) Ownership Act 2011 (Jharkhand Act 01 of 2012)
3. "Landed Property" means and includes the land admeasuring 15 decimals be the same a little more or less more fully described in the "Schedule-A" hereunder and also shown in red wash in the map attached herewith being part of this agreement
4. "Parking Space" means any place reserved for parking of motorcar and other vehicle to be earmarked in the Lower ground floor of the building and the total number of such parking space will be as permissible under the building bye laws of Ranchi Municipal Corporation.
5. "Super Built Area" means and include the carpet area of the unit, wall, verandah, balconies, cupboard area, Septic Tank, Soak pit, Drains, Boundary Walls, over head Water Tanks, Water Tank in Ground floor, common Toilets in the Ground floor, any other area developed for common use or purpose, proportionate area of common part including lift facility and fire fighting facilities, proportionate area of staircase, guard room, generator room, if any Balcony.
6. "Unit" shall mean covered space available for independent use and occupation for Residential use that is, flats having entire covered area as per plan to be sanctioned by Ranchi Municipal Corporation and shall include the plinth area of bathroom (if any), balconies, verandah, open terrace, if any, apartment hereto and also thickness of the walls (external, internal and pillars).

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director




Sajeeb Kumar Sinha
Jharkhand

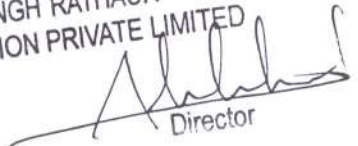
7. "Land Owners" shall mean holders of the land i.e. 15 decimals of land as shown in Schedule A of this agreement- their heirs, legal representatives, executors, administrators and legal assigns.
8. "Developer/ promoter- shall convey the same meaning as has been given in section - 3 (r) of the Act i.e. Jharkhand Apt. ownership act 2011 and in this case it shall mean and include – Abhishek Singh Rathaur constructions Pvt. Ltd., it successors in interest and legal assigns.
9. "Service charges" shall carry the same meaning as has been given in section- 3 (x) of the Act - the Jharkhand Apt. (Flat) Ownership Act 2011
10. "Building Plan" shall mean the plan prepared by qualified architect appointed by the developer for construction of the multi storied building on schedule A property in the name of the owners and get it sanctioned by Ranchi Municipal Corporation or the competent authority as required, all the cost of which is to be borne by the developer and plan sanctioned by Ranchi Municipal Corporation, Ranchi vide **RMC/BP/0132/W04/2024**.
11. "Land owners" for the purpose of this agreement shall mean the first party to this agreement i.e. the holders of 15 decimals of schedule A land and includes the successors in interest and legal assigns.
12. "Land Owners allocation" shall mean and include more or less share for holders of 15 decimals land in the built up as well as super built up area of the multi storied complex including respective share in the land and parking spaces.
13. "Developers allocation" shall mean and include the remaining, more or less, share of the built up as well as super built up area of the proposed multi storied building, including proportionate share in the land and parking spaces.
14. "Saleable Space" shall mean the space available in the building available for independent use and occupation after making due provisions for common facilities and amenities excluding the roof.

Abhishek

Sarjeet Kumar Singh
Ranchi

Construction file

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH as follows:-

1. That the **LAND OWNERS** does hereby permit, grant and authorize the Developer to develop said landed property and the **LAND OWNERS** put the Developer in vacant possession of the said property from the date of this agreement and the DEVELOPER acknowledges receipt thereof.
2. In furtherance of the intention of this agreement the **LAND OWNERS** does hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things
 - i. To have the plan of proposed multi-storied building for residential use to be constructed on the landed property in the maximum available area and up to maximum permissible floors prepared/amended in accordance with the Rules, Resolutions and Bye Laws of the Ranchi Municipal Corporation or concerned authorities and to submit the said plan for its sanction to Ranchi Municipal Corporation and/ or concerned authority. The plan so submitted for sanction shall be signed by the **LAND OWNERS**.
 - ii. To prepare the plan in accordance with and in conformity with the rules, Bye-laws and norms of Ranchi Municipal Corporation, which will also include water facility, electrical facility, deep boring, Lift, fire-fighting etc.
 - iii. The Developer will be entitled to modify the approved plan, as it deems fit and proper provided LAND OWNERS prior written consent has been obtained and such modifications are permissible and/or within the provision of building by-laws or as per approved scheme laid down by Ranchi Municipal Corporation, Ranchi

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Sarjeeb Kumar Singh

24/10/2016
24/10/16

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

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Director

- iv. The Developer will construct such maximum area and such maximum floors as can be constructed on the said landed property in a commercially viable manner, permissible under the Building Rules and Regulations and bye-laws of Ranchi Municipal Corporation and in conformity with the plan (s) sanctioned by the Ranchi Municipal Corporation and/or Competent Authority.
- v. To adhere to and strictly follow all the rules, regulations and by-laws as applicable and framed by statutory Authority, Ranchi Municipal Corporation/ Government etc. for construction of multistoried building.
- vi. To appoint architects, surveyors, engineers and other person or persons at the developer's own expenses cost and responsibility to carry out the object of construction of multi-storied building.
- vii. That it is expressly agreed that all cost, charges and expenses for obtaining sanction of plan, execution of this deed, registration charges and all other cost, charges and expenses of and incidental thereto will be borne and paid by the DEVELOPER and the LAND OWNERS shall not be liable for reimbursement of such cost, charges and expenses to the DEVELOPER.
- viii. To assign the rights as well as liabilities under this agreement to any other person/persons including a legal entity with prior written consent of the Land Holders. However, the Land Holders will be entitled to withhold/ refuse such consent in such case the Developer will not assign any of his rights or liabilities.

Abhishek

Sarjesh Mohan Sinha

Sanjay Singh

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ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Abhishek
Director

- ix. To enter into an agreement or agreements to sale with regard to Developer's saleable share (excluding the share of land **OWNERS**) and to receive consideration from the Prospective Purchaser / Purchasers and to acknowledge a receipt of the same.
 - x. And to do all other acts, deeds and things which will be required for due execution of construction of multistoried building.
3. The Developer shall construct multi-storied building on and over the said landed property as permissible under bye-laws of the Ranchi Municipal Corporation according to its norms, rules Regulations and Bye-laws.
 4. That the Land **OWNERS** shall hold and use the LAND OWNER'S area in the same manner as would be held possessed and used by other occupants/purchaser of the multistoried building.
 5. That after getting the building plan sanctioned by the Ranchi Municipal Corporation, the Developer shall complete the construction of the multistoried building on and over the landed property in all respect at its own cost, expenses and effort, in accordance with and in conformity with the map/plan sanctioned by Ranchi Municipal Corporation within 24 (twenty four) months with six months grace period from the date of sanction of building plan/map **save and provided** that if the DEVELOPER be prevented from performing its part of the obligation under this agreement due to the existence of force majeure such as earthquake, flood, riot, war, storm, tempest, civil commotion, blasts, fire or any other cause beyond the control of the party concerned provided the cause was not induced by the party themselves, the time period involved shall be excluded from the calculation of the time limit under this agreement and loss of such time shall be added automatically with the stipulated period.
 6. That in the event of the DEVELOPER neglect and/or failure to complete the construction of the aforesaid multi-storied residential building within

Abhishek

Mohan Singh

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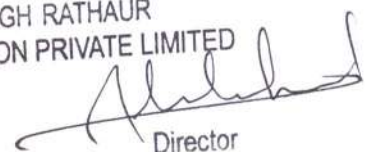
ADHISHEN SINGH
CONSTRUCTION PRIVATE LIMITED

Abhishek
Director

the stipulated period as prescribed herein above, if the LAND OWNERS feels that the DEVELOPER is unable to complete the construction as per **Schedule 'B'** of this agreement the OWNERS shall take possession of her earmarked area in "as it is where is" condition and if such non completion is occurred due to any reason not attributable to the act of the Owner, a Professional valuer with the consent of the DEVELOPER and the OWNERS will be appointed to assess the cost required for completion of the balance work in the OWNER'S area and the Developer undertake to pay the required amount for completion and finishing of the Owners' area to the OWNERS including the fees of the valuer.

7. That the Developer shall build and finish the multi-storied building in good substantial and workman like manner with best materials suitable for the purpose and with all modern amenities and as per norms, specifications of the multistoried building.
8. That for the purpose of the construction of the multistoried building the Developer has right to take new electric connection in the landed property if necessary. The **OWNERS** assures the Developer and undertakes/that the **OWNERS** will sign the necessary papers and documents for taking new electric connection as and when requested by the DEVELOPER.
9. That the Developer has every right to enter into the landed property and to perform and carry on all work, affairs including construction of the proposed multi-storied building.
10. That the DEVELOPER **shall not mortgage the share of the OWNER portion** with any banks or any financial institutions and only the **Developer's portion can be mortgaged to any banks or any financial institutions.** The DEVELOPER can obtain loan from any banks or any financial institution for the development of the complex or building but for that the DEVELOPER alone shall be liable and the OWNER shall not be responsible for such loan/loans obtained by the DEVELOPER and the DEVELOPER shall always keep the OWNERS indemnified in this respect.

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director

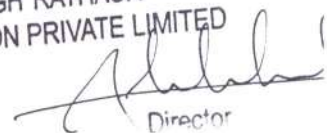
Abhishek Singh Rathaur
Sanyukt Bhookar Saha
i. India
19/11/2016

11. That the proposed multi-storied building which will be constructed on and over the said landed property shall be known as **“SHRI RAM RESIDENCY”**
12. That the Developer shall provide water facility as per norms of Ranchi Municipal Corporation and shall place water tanks on the top of the roof and also water reservoir in ground floor, continued water flow and availability is the responsibility of the Developer.
13. That the Developer shall provide fire-fighting arrangement (if required) at all reasonable places in each floor in accordance with bye-laws Rules of Ranchi Municipal Corporation.
14. That the Developer shall install lift with collapsible gate of appropriate capacity as per norms of Ranchi Municipal Corporation and as per requirement. The lift so installed shall be of standard make viz SCHINDLER/ OTIS/KONE.
15. That all cost, expenses, liabilities and responsibilities in construction of multi-storied building shall be of the Developer.
16. That it is agreed by and between the party that the 'Land Holder Share' and the “Developer's share” in the multi-storied building and its premises as per conversion basis. The developer will have no roof right whatsoever.

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

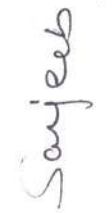
1. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied residential building over the schedule - A land and after construction to leave aside, allocate and make ready for the Land Owners' share of the total super built up area. In respect of the remaining share of the total super built up area, the DEVELOPER will be free to dispose of the saleable share to any other person or persons on such


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Director





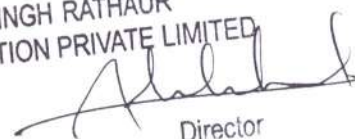




terms and conditions as it may decide in its sole discretion. It is mentioned for the sake of clarification that the aforesaid Land Owners' share of the total super built up area to be made ready, leave aside and allocated for the Land Owners will include the portion comprising of residential building and also all other portions such as common part will be the same ratio (i.e. more or less Both Land Owner's share and that if in future the competent authority of R.M.C., Ranchi or any other authority permits to make further construction over the roof of the proposed building the roof right of the said proposed building will go to the Land Owners and no right whatsoever shall accrue to the developer.

2. That the Land Owners do hereby put the Developer in actual physical possession and handed over copies of all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied residential building and Developer have right to put their sign board over the said land for construction.
3. In furtherance of the intention of the agreement the Land Owners do hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things:-
 - A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.
 - B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.
 - C. To enter into agreement for sale or otherwise allot saleable unit tenements in the aforesaid Building/Buildings to purchasers except of the Land Owner's area and be entitled to the consideration thereof.
 - D. The Developer shall install and maintain for the benefit of the Land Owners and others prospective purchasers of the proposed building

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director



Sanjeet Kumar Singh

19/11/2016

deep tube-well over head storage tank, public water supply connection, pump-set for lifting water to storage tanks and the Land Owners will enjoy all relevant facilities.

4. It is hereby made clear that the developer shall act as independent party and not as agent of the Land Owners for the purpose of the construction of the proposed building over the **Schedule "A"** property and shall pay and keep the Land Owners indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any. act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.
5. That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things

6. INDEMNIFICATION

The Developer shall indemnify the Land Owners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Land Owners against any claim, action or proceeding which may be brought, or taken against the Land Owners 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 Land Owners against any claim, compensation, action or proceedings which may be brought or taken

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director

Abhishek
Sanjeeb Kumar Singh
Director of Indstr.

12. That immediately after the execution of this agreement the OWNER shall permit the DEVELOPER to install and fix a board on the said property for the proposed construction of multi-storied building and shall permit the DEVELOPER to publish, advertise and invite offers for purchase of proportionate share of land and construction of residential flats and commercial spaces to be constructed on the site of the said property for which the OWNER shall not charge any rent and/or occupation charges for fixing up such board/boards on the site of the said property nor would they raise any objection to the same. The DEVELOPER shall be at liberty to conclude any final deal with any proposed purchaser or purchasers in respect of the DEVELOPER'S share.
13. That if at the time of construction of the boundary or main building or at any time subsequent thereto, any objection or obstruction from any person or quarter is received by the DEVELOPER then in that event, the DEVELOPER shall at their own cost remove such objection/obstruction to carry on the construction work peacefully in accordance with law and the OWNER will not be liable for the same in any manner whatsoever.
14. That in constructing or reconstructing the said building and providing dwelling units, Ownership flats, parking space, the DEVELOPER may install in the tube well, water storage tanks, overhead reservoirs, electrical installations, electrical wirings, lifts/elevators water pipes and all other facilities and amenities attendant to the dwelling units/Ownership flats as required to be provided in such buildings to make the same safe useful and comfortable.
15. The agreement to be entered into by the DEVELOPER with prospective purchasers shall in no way and in no event bind the OWNER in any manner

Abhishek

Sajeeb Kumar Saha

Chiranjit
B. P. D. N.

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director

whatsoever but it will further be obligatory upon the DEVELOPER in every such agreement to include the following clauses:

A) The prospective purchaser shall be bound by the condition that during their Ownership or possession over the aforesaid flat or flats as also their successors-in-interest shall be bound to proportionately share all charge and expenses arising or accruing in connection with all the common amenities in the said building such as house tax, water tax, latrine tax, electricity charges for the staircase, compound, other common portions in addition to being liable for such charges in respect of their own flats/dwelling unit allotted to them or owned by them or possessed by them, and

B) The flats and every part thereof shall always be used for residential purpose, as the case may be, exclusively without causing any nuisance or annoyance or inconvenience to the other occupants of the said building(s)

16. That the DEVELOPER shall be entitled to enter into any agreement with any building contractor, architect, agents for the purpose of development of the said property in their own name.
17. That if either party be prevented from performing their part of the obligation under this agreement due to the existence of force majeure such as earthquake, flood, riot, war, storm, tempest, civil commotion, blasts, fire or any other cause beyond the control of the party concerned provided the cause was not induced by the party themselves, the matter will be resolved by them with mutual consent or through arbitration.
18. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto and the Land Owner shall also not be

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director

Handwritten notes on the right margin: "Abhishek" at the top, "Sujeet Kumar Singh" in the middle, and "Contractor" at the bottom.

entitled to get any share of profit except the agreed percentage of the total built up area as agreed to above. The LAND OWNERS will not be liable to bear the losses of the part thereof, if any, incurred by the DEVELOPER in course of construction of multi-storied building(s). All the construction cost are to be borne the DEVELOPERS.

19. That the DEVELOPER shall always save harmless and keep indemnified the LAND OWNERS against any claim that may be made by any one against the LAND OWNERS on account of the DEVELOPER carrying out the said development work.

20. That any dispute or difference between the Developer on one hand and the Owners or/and any of Confirming Parties on the other hand arising out of the meaning, construction, interpretation or import of this agreement or of the rights and liabilities of the parties hereto shall be referred to the Arbitration by a sole Arbitrator to be appointed by the Land Owners/ Land Holders.

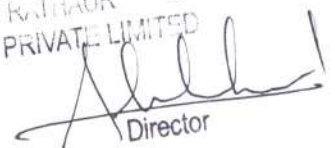
21. **SCHEDULE FOR MANAGEMENT:**

A schedule shall be formed by the party herein due course for the management/administration of the new buildings including the portion in common use and showing the expenses of the management/ administration of the amenities in the new buildings 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 Land Owners allocation and the Developer allocation shares.

22. **Breach of Development Agreement:**

In the event of breach of this Development Agreement and either by the Developer or the Land Owners the defaulting party will be liable for legal

ABHISHEK SINGH & PARTNERS
CONSTRUCTION PRIVATE LIMITED


Director




Saijeet Kumar Singh
int. adm.

action and compensation as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement exclusively and solely, within Ranchi the Capital of Jharkhand State.

23. That, if any current and recurring, levy or service charges etc. are imposed by the Revenue Authorities, Municipal Authorities or any other public body/bodies or any competent authority for the development/betterment of the area in which the premises is located or any other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the DEVELOPER.
24. Courts at Ranchi alone shall have exclusive jurisdiction to entertain any type of dispute, all actions, suits and proceeding arising out of this agreement.

MISC

1. That this Development Agreement is being executed between the Land OWNERS/First Party 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.
2. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for sale/Sale Deed/lease/Mortgage/Gift with respect to flat/units of their respective shares in favour of prospective purchasers as mentioned in the Schedule B for land OWNERS allocation and DEVELOPER allocation of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director

Abhishek
Saurabh Kumar Singh
Saurabh Kumar Singh
Saurabh Kumar Singh
Saurabh Kumar Singh

SCHEDULE-A

All that piece and parcel of land of the **Khata No-217, R.S. Plot No. 2048**, sub plot no. 2048/190, **Khata No. -217, R.S. Plot No. 2043**, Sub Plot No. 2043/194 & 196 **AND** Khata No. -217, R.S. Plot No. 2048, Sub Plot No. 2048/194 & 196 measuring a combined **area of 15 decimal**, situated at Van-Vrindavan Colony, Vill. **Boreya**, P.S.-Kanke, P.S. No. 185, Ward No. **4**, Holding No. **0040001099703Z0, 0040001099603Z0 and 0040001099800Z0** Dist.-Ranchi, within the Ranchi Municipal Corporation, Ranchi. Description of which is given hereunder which is bounded and butted as follows :-

- North :- Plot No. 2043/Part
 South :- Plot No. 2048/Part
 East :- 30 feet wide Road
 West :- Plot No. 2043 & 2048/Part

Valuation of registration (Commercial Rate) :- **1,05,20,400/-**

| Sl. No. | Mouza | Thana Name & No | Khata | R.S. Plot No. | Sub Plot No. | Area | Bounded by |
|---------|--------|---------------------------|-------|---------------|-------------------|------------|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 1 | Boreya | P.S.-Kanke, P.S. - 185 | 217 | 2048 | 2048/190 | 05 decimal | North:Sub Plot No. 2048/192 South:Sub Plot No. 2048/188 East: 30' wide proposed road West: Sub Plot No. 2048/189 |
| 2 | Boreya | P.S.-Kanke, P.S. - 185 | 217 | 2043 | 2043/194 &196 | 05 decimal | North:Sub Plot No. 198 South:Sub Plot No.2048/194 & 196 East: 30 feet wide proposed road West: Sub plot No. 193 & 195 |
| 3 | Boreya | P.S.-Kanke, P.S. - 185 | 217 | 2048 | 2048/194 & 196 | 05 decimal | North: Sub Plot No. 2043/194 & 196 South: Sub Plot No. 192 East: 30 feet wide proposed road West: Sub Plot No 193 & 195 |

**ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED**

(Signature)
Director

(Signature)
 Saijeb Mukherjee
 19/09/2019

Carrying 2/11/19

Allocation of shares

SCHEDULE- "B"

Tabular chart showing the details of the distribution of share amongst the owners and developer is given hereunder.

SI. No. 1- Allocation of share of 1st Party to this agreement i.e. Land Owner No. 1, the holder of 05 decimals of schedule A land

SI. No. 2- Allocation of share of 1st Party to this agreement i.e. Land Owner No. 2, the holder of 05 decimals of schedule A land

SI. No. 3- Allocation of share of 1st Party to this agreement i.e. Land Owner No. 3, the holder of 05 decimals of schedule A land


a. Allocation of flats to the 1st party to this agreement i.e. Land Owner No. 1,
Percentage allocated (Land Owner No.1, 2 & 3) - 51.01% more or less

Chart in Tabular Form

Schedule - B/ SI.No. 1

| SL No. | Floor No. | No. of Flats | Built up Area in Sq. Ft. | Circulation Area in Sq. Ft. | Super built up area in Sq. Ft. |
|--------|-----------------------|--------------|--------------------------|-----------------------------|--------------------------------|
| (a) | 3 rd Floor | 1 (3C) | 1335 | 265 | 1600 |
| (b) | 4 th Floor | 1 (4A) | 1330 | 265 | 1595 |

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director

Handwritten notes on the right margin: "In 1997 full 1/16th share" and "Saijeet Kumar Singh" with a signature.

b. Allocation of flats to the 1st party to this agreement i.e. Land Owner No. 2

Schedule - B/ SI.No. 2

| SL No. | Floor No. | No. of Flats | Built up Area in Sq. Ft. | Circulation Area in Sq. Ft. | Super built up area in Sq. Ft. |
|--------|-----------------------|--------------|--------------------------|-----------------------------|--------------------------------|
| (a) | 2 nd Floor | 1 (2C) | 1335 | 265 | 1600 |
| (b) | 4 th Floor | 1 (4C) | 1335 | 265 | 1600 |

c. Allocation of flats to the 1st party to this agreement i.e. Land Owner No. 3

Schedule - B/ SI.No. 3

| SL No. | Floor No. | No. of Flats | Built up Area in Sq. Ft. | Circulation Area in Sq. Ft. | Super built up area in Sq. Ft. |
|--------|-----------------------|--------------|--------------------------|-----------------------------|--------------------------------|
| (a) | 1 st Floor | 1 (1A) | 1330 | 265 | 1595 |
| (b) | 1 st Floor | 1 (1C) | 1335 | 265 | 1600 |

d. Allocation of share of developer

Share Allocated to developer - 48.99% more or less

| SL No. | Floor No. | No. of Flats | Built up Area in Sq. Ft. | Circulation Area in Sq. Ft. | Super built up area in Sq. Ft. |
|--------|-----------------------|--------------|--------------------------|-----------------------------|--------------------------------|
| 1 | Ground Floor | 1 (Flat A) | 635 | 125 | 760 |
| 2 | 1 st Floor | 1 (1B) | 1095 | 220 | 1315 |
| 3 | 2 nd Floor | 1 (2A) | 1330 | 265 | 1595 |
| 4 | 2 nd Floor | 1 (2B) | 1095 | 220 | 1315 |
| 5 | 3 rd Floor | 1 (3A) | 1330 | 265 | 1595 |
| 6 | 3 rd Floor | 1 (3B) | 1095 | 220 | 1315 |
| 7 | 4 th Floor | 1 (4B) | 1095 | 220 | 1315 |

- Parking space allocation for all above flats Including land Owners No. 1, 2 and 3 and Developer - At Ground Floor.

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director

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SCHEDULE- C

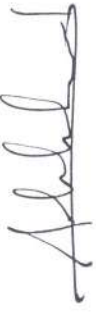
SPECIFICATIONS AS TO CONSTRUCTION and AMENITIES .

I. FOR THE ENTIRE STRUCTURE AND PREMISES IN GENERAL;-

- A . Construction as per standard Earth Quake Resistant Design.
- B . Building Materials;- Bricks- 1st class Bricks; Steel -Bars; size ,as per approved design, Make; Preferaly of reputed manufacturers like Rungta and/or equivalent manufacturer;- Cement;- make of reputed companies.; Sand/Chips /-Standard material;
- C . Provision for Water Supply; - The following arrangements are to be assured by the Developer; -
Enabling the Building to have Water connection from the R.M.C./ competent govt., agencies
Providing 1(One), submersible pump fitted, Deep Borings with underground/ overhead storage tanks., capable enough , to cater to the water requirements of all the occupants of the flats and maintenance of sewerage lines etc. of the campus..
- D. Electricity;- Providing all fittings, so as to keep the Building Premises including the entrance, exit points and parking spaces fully illuminated with L.E.D. lightings during night /cloudy and foggy days providing an updated version of Silent D.G. Set, make /- preferably of kirloskar green or its equivalent, capacity;-20 KVA, capable to bear the load of Energy requirement of the Flat owners, general lighting of the premises and to keep the Lift operational during periods of power failure.

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director



Sanjeev Kumar Saha

3 1/2 hrs

1/2 19/11

E. Lift; - A Lift to be installed at a place, as specified in the approved plan of the building; make;- Schindler/Otis/Kone. Of appropriate capacity, preferably with collapsible gat facility.

2. **Specification as to flats allocated to the land-holders**

A. Doors;- frames (choukhats);- made of seasoned, anti-dermite treated, saal wood; door-panels- made of water proof pyne filled , flush door panels, of at least 1.25 " thickness.,

B. Windows;- provision of refractive coloured glass(4mm thickness) and mosquito- proof steel nets fitted in 3 channeled Aluminium panels/UPVC, secured with iron-bar grills fitted in the windows.

C. Floors of all portion ; - (other than toilets and kitchen portion)

To be finished with double vitrified floor tiles; make; brand name like Kajaria; Somani „Size of tiles;- not less than 2'2'; Colour and design; as per choice of the owner (to be obtained in writing)

Floors of Toilet;-

to be finished with anti- skid floor tiles of suitable size; make; Kajaria/ somani or its equivalent.

Floors of Kitchens;

to be finished with anti-skid floor tiles ;,make;- Kajaria-

D. Walls and ceilings;- (other than Kitchen and Toilets)

To be finished with cement plaster; P.O.P.(plaster of paris); washable Plastic paint

Walls of Toilets;

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director

Abhishek

Sanjeeb Mohan Singh

Sanjeeb Mohan Singh
Director

To be finished with glazed wall ceramic tiles upto the lintel level. Remaining portion of the walls and ceilings are to be finished with cement plaster, P.O.P. and washable plastic paint-

Walls of Kitchens;

To be finished with glazed wall tiles upto lintel height. Rest of the portions of kitchen walls to be finished with cement plastering; P.O.P, and washable plastic paint. (colour and make as per owners choice, to be obtained in witting before the work)

E. Electrical fittings;

For the Living cum dining Room;

15/5 Amp. Plug--points to be provided for fridge,. Washing Machine(dining portion)and a T.V.(in the drawing room portion.). Provision for two ceiling fans(one each for drawing and dining) and 6 wall fitted light points; 3each for drawing and dining space.; complete with all fittings, (fans and bulbs/ tubes not included); 1 point in the middle of the ceiling of the drawing-cum- dining room for hanging chandeliers.; Provision for 1 A. C. point., and all required fittings to make them operational(Air- Conditioners are not included in this agreement). Also to provide extra plug points, as per actual requirement at the completion stage of the building.

For the Bed- Rooms; -

Each bed- room to have complete fittings for ;-3 light points, on the walls; 1 bed -switch point; 1 T.V. point on the wall; 1 ceiling fan point; ; 1 A. C. point with wiring of proper strength; at least 2 extra plug points on the switch board and 1 plug point with switch at dado height, for probable use.

For the Kitchens;

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Director

Abhishek

Sanjeet Kumar Singh
In-charge

20/11/20

Sanjeet

Complete fittings for ;-1 mixer/grinder; 1 electric cooker; 1 micro-wave/ O.T.G. 1 over -head chimney; 1 wall mounted fan; 4 light points on walls; 2 extra 15/5 amp. Plug points .

For Toilets; -

each toilet to have complete fittings for 1 geyser point(excluding geyser set); 2 light points - of which one to be placed just above the mirror to be provided over the wash basin ; 1 extra 15/5 plug point, 1 exhaust fan, 1 point for ceiling fan;

All the fittings are to modular and of standard make .; brands like-Roma(Anchor)/or equivalent with consent of owner . Wiring to be completed with copper wires of proper strength; say ;- e.g.;-4sqmm. Dedicated wiring for each A/C point; 2.5 sqmm strength(minimum) copper wires to be used for running wiring connections. Copper wires of Anchor/ Havels are to be used for all wiring purposes.

ELECTRICAL APPARATUS LIKE GEYSERS, CHIMNEYS, O.T.G., MICRO WAVE, A.C., FANS ETC. ARE NOT INCLUDED IN THIS AGREEMENT

F. SANITARY Fittings; -

For Kitchen;

Each kitchen to have complete fittings for a stain less steel sink, of the size of 45"/20" - with provision of hot and cold water in the sink.; other fittings :-1 fitting for a water purifier ,like R.O. machine, .with its outlet in the Sink. (R.O. Machine not included in the agreement)

For Toilets;-

Toilet seat- western commodes in every toilet; 1 wash-basin of suitable size with hot and cold water provision; 1 bathing Provision for wall towell-

Alb

Kishor Saha

Sarjeb

Sanjay

Sanjay

Alb

toilet-seat, are also to be ensured with standard quality stain- less steel material.

G. Other miscellaneous works;-

Kitchens to have working platforms with 2' wide black class one granite with golden/silver tinge on its surface. One Basin in front balcony and one basin in back balcony of each flat.

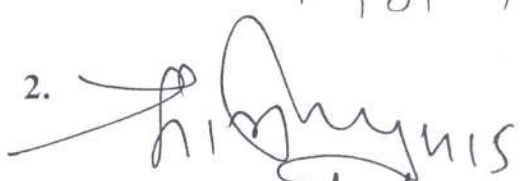
IN WITNESS WHEREOF THE parties hereto have lent and subscribed their respective hands seal at Ranchi and in each page of these presence of witnesses of the date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of :

WITNESSES :


1. Abhishek Kumar Singh,
S/O Shalendra Pd. Singh.
Vill + Post - Navpatnager
Dist - Masbani, Bihar

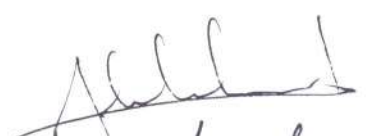
12/02/24

2. 
12/02/24
S/O Shalendra Pd. Singh
Dist - Masbani, Bihar

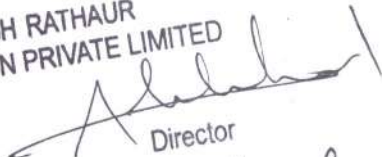
LAND OWNERS

1. Sanjeeb Mohan Saha
12/02/2024

2. 
12/02/2024

3. 
12/02/2024

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED


Director
12/02/24

SECOND PARTY/DEVELOPER



ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

[Handwritten Signature]
Director

USHAD ALM
Advocate
Attested
CIVIL COURT, RAIPUR

12/02/24

| | | | | |
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| | | | | |
| Thumb | Index | Middle | Ring | Little |

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.

Typed by:-

Drafted by

USHAD ALM
Advocate
Attested
CIVIL COURT, RAIPUR

[Handwritten Signature]
11.11.24
Ushad Alm

Sujeet Kumar Saha
12/02/24

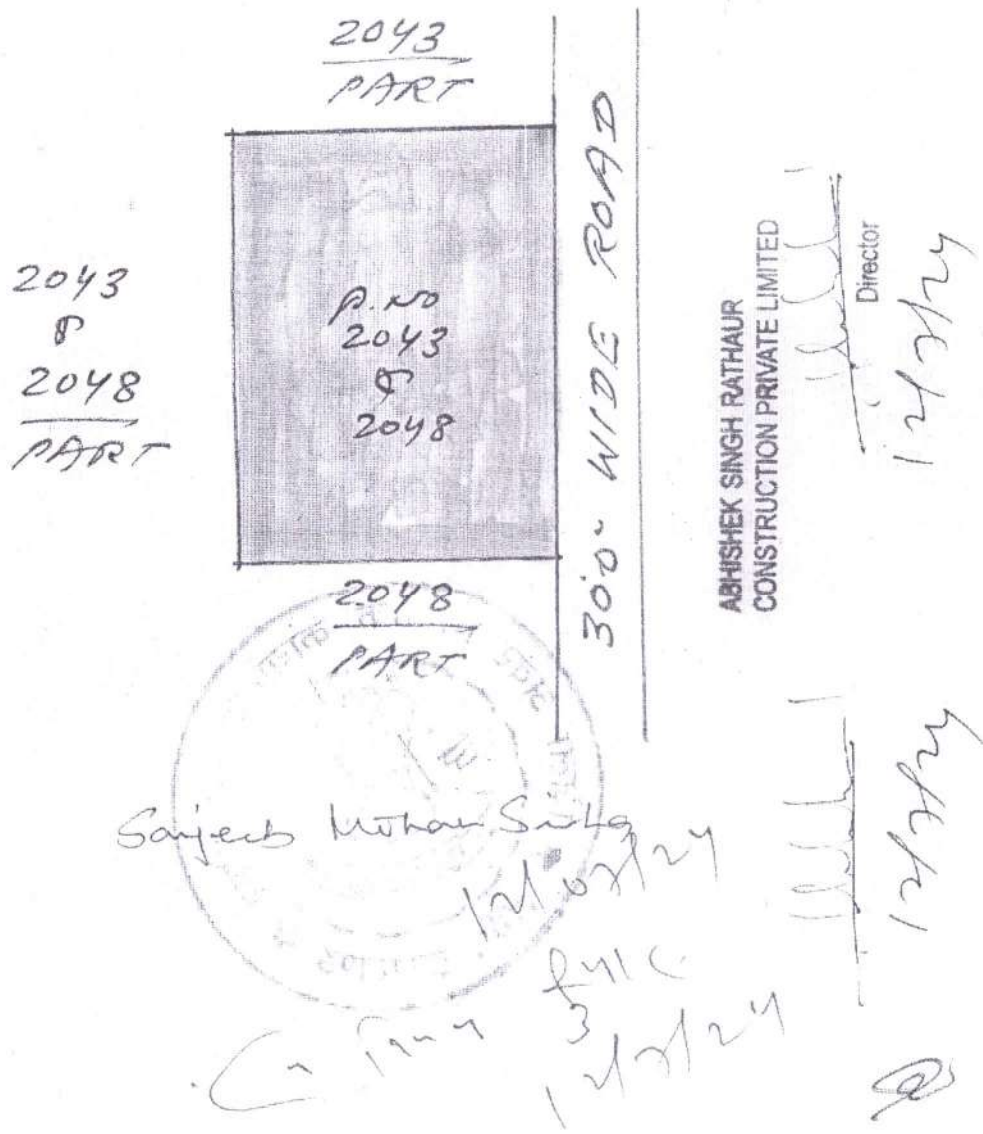
12/02/24

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12/02/24



VILLAGE - BOREYA
MIANA NO - 185
P.S. - KARKHE, DIST - RANCHI
PLOT NO - 2043 & 2048
SHOWN IN REP WITH.

AXED
 A-DEL
 0-15



KHATTIAN Form (Lower half)

Name of Village
Name of Thana

Thana

Thana Number

Name of Landholder

Number of Khevat

Name of Khevat

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 |
| ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |



918 19336
29 10/15

23.10.15

23.10.15

Handwritten signature and text in Hindi/English, including '21-2021'.

9/26/1935
Cholanapur Settlement

Vertical text on the right side of the table, possibly a list of names or descriptions.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

| जमीनदार नाम | | रैयत का नाम, अभिभावक का नाम, रिश्ता | | | | | | | | | |
|-----------------------------|-------------|-------------------------------------|-------------------|-------------------------|--|-----------------------------------|---------|----------------|---------|--------------|--|
| जगवन्दन नारायण तीवारी वगैरह | | वकास्त, -----, जाति- -----, निवासी- | | | | | | | | | |
| जिला का नाम | राँची | अचल का नाम | काँके | हलका का नाम | हल्का-08 | मौजा का नाम | बोडेया | खाता का प्रकार | रैयती | | |
| खेवट नम्बर | 6/1 | खाता नम्बर | 217 | थाना का नाम | राँची | थाना नम्बर | 185 | | | | |
| खाता नम्बर | खेसरा नम्बर | चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4 | किस्म जमीन | मिजान | कैफियत / अभ्युक्ति | हाकिम के तहकीकात मुताबिक लगान/सेस | लगान | | | खास शर्त | |
| (1) | (2) | (3) | कियारी संख्या (5) | क्षेत्र | (8) | (9) | रौ (10) | आ (11) | पै (12) | (13) | |
| 217 | 21 | दोन वकास्त नीज दोन बंका उरांव | दोन दो 3 | 0 (एकड़) 17 (डिसमील) () | | | 0 | 0 | 0 | वकास्त मालिक | |
| | 22 | परती कदीम सनतन नारायण वगैरह दोन नीज | दोन दो 2 | 0 (एकड़) 14 (डिसमील) () | वकबजे दीन देयाल साहु वल्द खेयाली साहु कौम बनीया साकीन देह मुरतदीन वजरीये दस्तावेज रजीस्ट्री तारीख 3-1-27 मोवलीग 250-0- दो सौ पचास रूपैया मैयाद सम्बत 1984 से ताआदाए नीकसारी माल 0-8-0 आठ आना | | 0 | 0 | 0 | 8 | |
| | 23 | परती कदीम नीज इजमाल दोन नीज | दोन एक 1 | 0 (एकड़) 50 (डिसमील) () | वकबजे दीनदेयाल साहु मुरतदीन वसरह नम्बर 22 | | 0 | 0 | 0 | | |

ऑनलाइन जांचा

| | | | | | | | |
|------|--|----------|----------------------------|---|---|---|---|
| 2042 | दोन माटुम उरांव वगैरह दोन वकास्त नीज | दोन दो 7 | 0 (एकड़) 16 (डिसमील) () | वकबजे राधे साहु वो बालक साहु पेसरान बिसनाथ साहु कौम बनीया साकीन देह मुरतदीन बजरीये रजीस्ट्री तारीख 13-3-23 मोवलीग 400-0-0 चार सौ रूपैया मैयाद 1979 लगायत 1980 इया ताआदाये रूपैया नीकसारी माल 0-12-0 बारह आना | 0 | 0 | 0 |
| 2043 | दोन वकास्त नीज दोन वकास्त नीज | दोन दो 7 | 0 (एकड़) 19 (डिसमील) () | वकबजे राम चरन साहु वल्द बैजु साहु । हीसा वो नागोसर साहु वो रामसेवक साहु पेसरान हरखु साहु कौम बनीया साकीन देह । हीसा वहीसा बराबर मुरतदीन बजरीये रजीस्ट्री पटा तारीख 13-8-1925 मोवलीग 350-0-0 तीन सौ पचास रूपैया मैयाद सम्बत 1981 लगायत 1982 इया ताआदाये रूपैया नीकसारी माल 0-12-0 बारह आना | 0 | 0 | 0 |

| | | | | | | | |
|-----------------------|--|-----------|-------------------------|--|-------------|-------|---|
| 2044 | दोन मादुम उरांव वगैरह दोन वकास्त नीज | दोन एक 12 | 0 (एकड़) 48 (डिसमील) () | वकबजे राधे साहु वगैरह मुरतदीन वसरह नम्बर 2042 | 0 | 0 | 0 |
| 2045 | दोन वकास्त नीज दोन वकास्त नीज | दोन एक 12 | 0 (एकड़) 47 (डिसमील) () | | 0 | 0 | 0 |
| 2046 | दोन मादुम उरांव वगैरह दोन कुसलनाथ तेली वगैरह | दोन एक 2 | 0 (एकड़) 30 (डिसमील) () | वकबजे बिसुन साहु वल्द देवचरना साहु कौम बनीया साकीन देह मुरतदीन जबानी साम्वत 1980 साल से मोवलीग 30-0-0 तीस रूपैया नीकसारी माल 0-4-0 चार आना | 0 | 0 | 0 |
| 2047 | दोन वकास्त नीज दोन कुसल नाथ तेली वगैरह | दोन एक 7 | 0 (एकड़) 61 (डिसमील) () | | 0 | 0 | 0 |
| 2048 | दोन वकास्त नीज दोन कुसल नाथ तेली वगैरह | दोन दो 14 | 0 (एकड़) 84 (डिसमील) () | | 0 | 0 | 0 |
| खाता कुल प्लोट संख्या | | 19 | खाता का कुल मिजान | 9 (एकड़) 68 (डिसमील) () | खाता का कुल | 0 0 0 | |

यह एक कंप्यूटर जनित प्रति है

7/12/2024

12:08:59

PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 12, 2024

| भाग वर्तमान | 9 | पृष्ठ संख्या | 162 | अंचल का नाम | कॉक | हलका का नाम | हल्का-08 | इस्टेट का नाम | झारखण्ड | | | | |
|---|----------------------|---------------|---|-------------|---------------|---------------|------------------|------------------|---------------------|---------------------|------------------------|----------------|-------------------|
| जिला का नाम | राँची | अनुमंडल नाम | सदर | तौजी संख्या | 0 | धाना नंबर | 185 | खाता का प्रकार | — | | | | |
| मौजा का नाम | बोडेया | होलिग संख्या | 217/ मधे | | | | | | | | | | |
| श्री संजीव मोहन सिन्हा, पिता-स्व श्याम मोहन सिन्हा, जाति- ——— | | | | | | | | | | | | | |
| परिवर्तन के लिए प्राधिकार | | | | | | | | | | | | | |
| खाता नंबर | प्लॉट संख्या | रकबा | 1) दाखिल खारिज मुकदमा संख्या 116 आर 27 / 2007-08 दिनांक 27-4-07 को अंचल अधिकारी के आदेशानुसार दर्ज किया गया है। | | | | | | | लगान | सेस | | |
| 217 | 2048 | 0 ए 5 डि 0 हे | | | | | | | | 2 | 2.9 | | |
| कुल परिमाण 0 ए 5 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 |
| 09-11-2023 | 0630166955 | 2007-2008 | 2023-2024 | 32 | 2 | 8 | 0.5 | 16 | 1 | 16 | 1 | 6.4 | 0.4 |

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

List Of Case Status Details

अगला देखें

BACK

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

ऑनलाइन जाँच



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 12, 2024

पंजी II प्रति

| | | | | | | | | | | | | | |
|---|----------------------|-----------------|-----------|-------------|--|---------------|------------------|------------------|---------------------|---------------------|------------------------|----------------|-------------------|
| भाग वर्तमान | 25 | पृष्ठ संख्या | 74 | कॉके | हलका का नाम | हल्का-08 | इस्टेट का नाम | JHARKHAND | | | | | |
| जिला का नाम | रौंची | अनुमंडल नाम | सदर | अचल का नाम | धाना नम्बर | 185 | खाता का प्रकार | --- | | | | | |
| मौजा का नाम | बोडेया | होल्डिंग संख्या | 217 | तौजी संख्या | | | | | | | | | |
| अभियेक, पिता-अनिल कुमार सिन्हा, जाति- --- | | | | | | | | | | | | | |
| खाता नम्बर | प्लॉट संख्या | रकबा | | | परिवर्तन के लिए प्राधिकार | | | लगान | सेस | | | | |
| 217 | 2048 | 0 ए 5 डि 0 हे | | | नामान्तरण मुकदमा संख्या 2538/2023 - 2024 | | | 50 | 0 | | | | |
| कुल परिमाण | | 0 ए 5 डि 0 हे | | | | | | | | | | | |
| तारीख | प्राप्ति पत्र संख्या | साल से | साल तक | लागत बकाया | लागत घालू साल | रोड सेस बकाया | रोड सेस घालू साल | शिक्षा सेस बकाया | शिक्षा सेस घालू साल | स्वास्थ्य सेस बकाया | स्वास्थ्य सेस घालू साल | कृषि सेस बकाया | कृषि सेस घालू साल |
| 09-05-2023 | 0227801824 | 2023-2024 | 2023-2024 | 0 | 50 | 0 | 12.5 | 0 | 25 | 0 | 25 | 0 | 10 |

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

List Of Case Status Details

अवशा 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 करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर वित्तक करें।

ऑनलाइन सौदा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 12, 2024

पंजी II प्रति

| | | | | | | | | | | | | | |
|--|----------------------|--------------|---------------|-------------|--|---------------|------------------|------------------|---------------------|---------------------|------------------------|----------------|-------------------|
| भाग वर्तमान | 25 | पृष्ठ संख्या | 75 | कोटि | हलका का नाम | हल्का-08 | इस्टेट का नाम | JHARKHAND | | | | | |
| जिला का नाम | राँची | अनुमंडल नाम | सदर | अचल का नाम | धाना नम्बर | 185 | खाता का प्रकार | ---- | | | | | |
| मौजा का नाम | बोडेया | होलिग संख्या | 217 | तौजी संख्या | | | | | | | | | |
| रणविजय कुमार, पिता-केदार नाथ शर्मा, जाति- ---- | | | | | | | | | | | | | |
| खाता नम्बर | 217 | प्लॉट संख्या | 2043 | रकबा | परिवर्तन के लिए प्राधिकार | | | लगान | सेस | | | | |
| | | कुल परिमाण | 0 ए 5 डि 0 हे | | नामान्तरण मुकदमा संख्या 2539/2023 - 2024 | | | 50 | 0 | | | | |
| तारीख | प्राप्ति पत्र संख्या | साल से | साल तक | लागत बकाया | लागत धालू साल | रोड सेस बकाया | रोड सेस धालू साल | शिक्षा सेस बकाया | शिक्षा सेस धालू साल | स्वास्थ्य सेस बकाया | स्वास्थ्य सेस धालू साल | कृषि सेस बकाया | कृषि सेस धालू साल |
| 09-05-2023 | 0554938820 | 2023-2024 | 2023-2024 | 0 | 50 | 0 | 12.5 | 0 | 25 | 0 | 25 | 0 | 10 |

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

List Of Case Status Details

नवशा देखें

BACK

यह एक कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अचलाधिकारी से संपर्क करे
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें

ऑनलाइन जाँचा

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 162
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 9
वो सकुनत नम्बर। Receipt No. : 0630166955

| | | |
|---|--------------|--------------------------|
| काँके । बोडेया । 185 । श्री संजीव मोहन सिन्हा | | |
| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
| 217 | 2048 | 0 एकड़ 5 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 (2023-2024) |
|----------------|--------|---|--------------------------|--------------------------|--------------------------|--------------------|
| | | तीन वर्ष से ज्यादा (2007-2008) - (2019-2020) | ३ रा वर्ष (2020-2021) | २ रा वर्ष (2021-2022) | १ ला वर्ष (2022-2023) | |
| माल (नकदी) | 2.00 | 26.00 | 2.00 | 2.00 | 2.00 | 2.00 |
| गुजारी (भावली) | 0.50 | 6.50 | 0.50 | 0.50 | 0.50 | 0.50 |
| सेस | 1.00 | 13.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| सूद | 1.00 | 13.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| मुतफरकात | 0.40 | 5.20 | 0.40 | 0.40 | 0.40 | 0.40 |
| मीजान | 4.90 | 63.70 | 4.90 | 4.90 | 4.90 | 4.90 |

तफसील अदायकारी

| अदायकारी बाबत | बकाया | | | | मोतालबा हाल (2023-2024) | फाजिल |
|----------------|---|--------------------------|--------------------------|--------------------------|-------------------------------|-------|
| | तीन वर्ष से ज्यादा (2007-2008) - (2019-2020) | ३ रा वर्ष (2020-2021) | २ रा वर्ष (2021-2022) | १ ला वर्ष (2022-2023) | | |
| माल (नकदी) | 26.00 | 2.00 | 2.00 | 2.00 | 2.00 | |
| गुजारी (भावली) | 6.50 | 0.50 | 0.50 | 0.50 | 0.50 | |
| सेस | 13.00 | 1.00 | 1.00 | 1.00 | 1.00 | |
| सूद | 13.00 | 1.00 | 1.00 | 1.00 | 1.00 | |
| मुतफरकात | 5.20 | 0.40 | 0.40 | 0.40 | 0.40 | |
| मीजान अदायकारी | 63.70 | 4.90 | 4.90 | 4.90 | 4.90 | |

(१) मीजान कुल (लफजों में) : Eighty Three Rupees and Thirty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 83.30

तारीख अमला तहसील कुनिन्दा : 11-09-2023

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



ऑनलाइन जाँच

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 ।

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 75
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 25
वो सकुनत नम्बर। Receipt No. : 0554938820

| | | |
|-------------------------------------|--------------|--------------------------|
| काँके बोडेया 185 रणविजय कुमार | | |
| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
| 217 | 2043 | 0 एकड़ 5 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 | साालाना | बकाया | | | | हाल (2023-2024) |
|----------------|---------|--------------------|-----------|-----------|-----------|--------------------|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल (नकदी) | 50.00 | | | | | 50.00 |
| गुजारी (भावली) | 12.50 | | | | | 12.50 |
| सेस | 25.00 | | | | | 25.00 |
| सूद | 25.00 | | | | | 25.00 |
| मुतफरकात | 10.00 | | | | | 10.00 |
| मीजान | 122.50 | | | | | 122.50 |

तफसील अदायकारी

| अदायकारी बावत | बकाया | | | | मोतालबा हाल (2023-2024) | फाजिल |
|----------------|--------------------|-----------|-----------|-----------|-------------------------------|-------|
| | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल (नकदी) | | | | | 50.00 | |
| गुजारी (भावली) | | | | | 12.50 | |
| सेस | | | | | 25.00 | |
| सूद | | | | | 25.00 | |
| मुतफरकात | | | | | 10.00 | |
| मीजान अदायकारी | | | | | 122.50 | |

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 122.50

तारीख अमला तहसील कुनिन्दा : 05-09-2023

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



१

ऑनलाइन जांच

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।

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 74
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 25
वो सकुनत नम्बर। Receipt No. : 0227801824

| | | |
|-----------------------------|--------------|--------------------------|
| कॉक बोडेया 185 अभिषेक | | |
| खाता संख्या | खेसरा संख्या | रकबा (एकड़ में) |
| 217 | 2048 | 0 एकड़ 5 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 (2023-2024) |
|----------------|--------|--------------------|-----------|-----------|-----------|--------------------|
| | | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | |
| माल (नकदी) | 50.00 | | | | | 50.00 |
| गुजारी (भावली) | 12.50 | | | | | 12.50 |
| सेस | 25.00 | | | | | 25.00 |
| सूद | 25.00 | | | | | 25.00 |
| मुतफरकात | 10.00 | | | | | 10.00 |
| मीजान | 122.50 | | | | | 122.50 |

तफसील अदायकारी

| अदायकारी बावत | बकाया | | | | मौतालबा हाल (2023-2024) | फाजिल |
|----------------|--------------------|-----------|-----------|-----------|-------------------------------|-------|
| | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष | | |
| माल (नकदी) | | | | | 50.00 | |
| गुजारी (भावली) | | | | | 12.50 | |
| सेस | | | | | 25.00 | |
| सूद | | | | | 25.00 | |
| मुतफरकात | | | | | 10.00 | |
| मीजान अदायकारी | | | | | 122.50 | |

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 122.50

तारीख अमला तहसील कुनिन्दा : 05-09-2023

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



U

ऑनलाइन जाँच

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT18132604220231227 Date : 2023-12-18
Ward No : 4
Department / Section : Revenue Section New Ward No : 4
Account Description : Holding Tax & Application No SAF/03/004/01734
Others New Holding No :
0040001099603Z0

Received From Mr / Mrs / Miss : RANVIJAY KUMAR S/O KEDAR NATH SHARMA
Address : VAN VRINDAVAN COLONY MORABADI RANCHI
A Sum of Rs. : 2606.00
(in words) :

Two Thousand Six Hundred And Six Rupees Only

towards : Holding Tax & Others Vide : CASH

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

HOLDING TAX DETAILS

| Description | Period | | | | Total Amount |
|-------------|--------|-----------|-----|---------------------------------|----------------|
| | From | | To | | |
| | QTR | FY | QTR | FY | |
| Holding Tax | 1 | 2023-2024 | 4 | 2023-2024 | 607.52 |
| | | | | Late Assessment Fine(Rule 14.1) | 2000.00 |
| | | | | 1% Monthly Penalty | 13.67 |
| | | | | Rebat From Jsk/Online Payment | 15.19 |
| | | | | Total Amount | 2606.00 |
| | | | | Round Off Amount | 0.00 |
| | | | | Total Paid Amount | 2606.00 |



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT18132604520231229 Date : 2023-12-18
Ward No : 4
Department / Section : Revenue Section New Ward No : 4
Account Description : Holding Tax & Application No SAF/01/004/09973
Others New Holding No :
0040001099800Z0

Received From Mr / Mrs / Miss : **SANJEEV KUMAR SINHA S/O LATE SHYAM MOHAN SINHA**

Address : **BOREYA ROAD MORABADI RANCHI**

A Sum of Rs. : **6546.00**

(in words) :

Six Thousand Five Hundred And Forty Six Rupees Only

towards : **Holding Tax & Others** Vide : **CASH**

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

HOLDING TAX DETAILS

| Description | Period | | | | Total Amount |
|-------------|--------|-----------|-----|---------------------------------|----------------|
| | From | | To | | |
| | QTR | FY | QTR | FY | |
| Holding Tax | 1 | 2016-2017 | 4 | 2023-2024 | 3645.04 |
| | | | | Late Assessment Fine(Rule 14.1) | 2000.00 |
| | | | | 1% Monthly Penalty | 1098.06 |
| | | | | Rebat From Jsk/Online Payment | 15.19 |
| | | | | Special Rebate | 182.25 |
| | | | | Total Amount | 6546.00 |
| | | | | Round Off Amount | 0.66 |
| | | | | Total Paid Amount | 6546.00 |



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



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT18132603920231226 Date : 2023-12-18
Ward No : 4
Department / Section : Revenue Section New Ward No : 4
Account Description : Holding Tax & Application No SAF/03/004/01735
Others New Holding No :
0040001099703Z0

Received From Mr / Mrs / Miss : ABHISHEK S/O ANIL KUMAR SINHA
Address : VAN VRINDAVAN COLONY MORABADI RANCHI
A Sum of Rs. : 2606.00
(in words) :

Two Thousand Six Hundred And Six Rupees Only

towards : Holding Tax & Others Vide : CASH

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

HOLDING TAX DETAILS

| Description | Period | | | | Total Amount |
|-------------|--------|-----------|-----|---------------------------------|----------------|
| | From | | To | | |
| | QTR | FY | QTR | FY | |
| Holding Tax | 1 | 2023-2024 | 4 | 2023-2024 | 607.52 |
| | | | | Late Assessment Fine(Rule 14.1) | 2000.00 |
| | | | | 1% Monthly Penalty | 13.67 |
| | | | | Rebat From Jsk/Online Payment | 15.19 |
| | | | | Total Amount | 2606.00 |
| | | | | Round Off Amount | 0.00 |
| | | | | Total Paid Amount | 2606.00 |



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

PROJECT
PROPOSED
AT-VIRNT



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,

RANVIJAY KUMAR ABHISHEK AND SANJEEV KUMAR
SINHA
FLAT NO 201 , GURU AKANSHA APARTMENT , JAYPRAKASH
NAGAR , BARIATU , RANCHI, 834009

Re:sanction of your building plan case no. RMC/BP/0132/W04/2024 dated 28/2/2024 for grant of license on Dated 18/3/2024 for the Building Development Permit in Khata No.: 217 on RS Plot no.: 2043 & 2048 Situated in Colony/Street: VAN VRINDAVAN COLONY , BODIYA Mohalla/Bazar/Road: BODIYA.

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.46354.5/-
2. You have to furnish & Deposit a Gift Deed of 0 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.92941/- labour cess @ 1% of the project cost.

Boreya

नाममौज़ा बोड़ेया शीटनम्बर

नाम चाना राँची

प्लाना नम्बर १८५

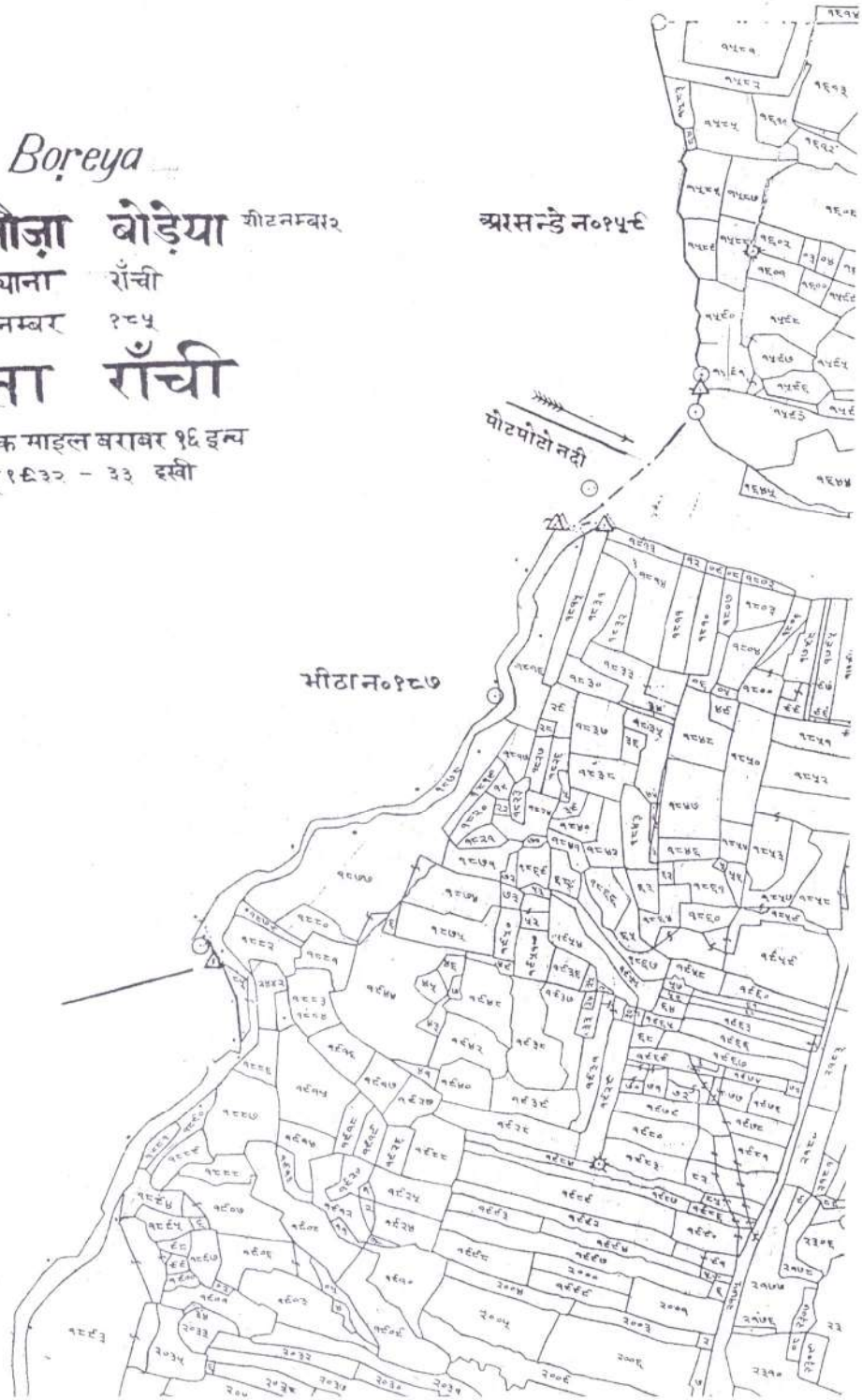
ज़िला राँची

स्केल एक माइल बराबर १६ इन्च
सन १९३२ - ३३ इस्वी

अरसन्डे न०१५९

पोटपोतो नदी

भीटान०१८७



चिरौदी न०१८६



मोरहाबादी न०१८२

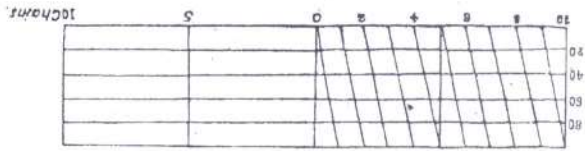
Superintendent of Survey.

[Handwritten signature]

Made and published under the authority of Government.

सर्वेक्षण-प्रमाण

सर्वेक्षण-प्रमाण



Scale 16 inches = 1 mile.




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) | ✓ | |

12/07/24
Pooja Tiwari
 जाँच अधिकारी का हस्ताक्षर
 तिथि सहित




 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित
Vaibhav Manu Guptha
 DSR, Ranchi



Pre Registration Docket

Date :- 12-07-2024 12:34 pm

Office Name :- SRO - Ranchi
Token No:- 202400015289

Appointment :- 12-Jul-2024 Time:- 13:6

| | |
|-----------------------|-----------------------|
| Article | Development Agreement |
| Pre Registration Date | 12-Jul-2024 |
| No. Of Pages | 34 |
| Stamp Duty | 4 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 2,69,184. |

Property Id: **1262694**

| Valuation No. : 1720180 / 2024 | :- 2024-2025 | Date : 12-July-2024 15:29:PM | |
|--|---|------------------------------|----------------|
| State : Jharkhand | District : Ranchi | Tahsil : Kanke | |
| Land Type : Urban | Corporation : Ranchi Municipal Corporation Boreya | Village/City : Boreya | |
| Boreya Word No 4 - Other Road | | - | |
| Khata Number - 217 | | | |
| Volume Number - 25,25,9 | | | |
| Page Number - 75,74,162 | | | |
| Holding Number - 0040001099603Z0,0040001099800Z0,0040001099703Z0 | | | |
| Plot Number - 2048, 2043 | | | |
| Property Rates | | | |
| Commercial Land (Y) | | | |
| ₹701360/- Decimal | | | |
| Valuation Rule : Commercial land | | | |
| Property Details | | | |
| 1 | Land area | 15 Decimal | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Open Land Valuation | 1. 15 x 701360=10520400 | ₹1,05,20,400/- |
| A | Total | | ₹1,05,20,400/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹1,05,20,400/- |
| Total Amount in Words : One Crore Five Lakh Twenty Thousands Four Hundred Rupees Only. | | | |

| | |
|--|--|
| Land measurement, Sub Part and House No. | Property Boundaries East: 30' wide proposed road, West: R S Plot No. 2043,2048 Part, South: R S Plot No. 2048 Part, North: R S Plot No. 2043/ Part |
| Area | Land area : 15.00 Decimal |
| Other Description of the Property | Pin Code - 834006, Flat Number/Commercial Space Number - -, Building Name - - |
| Government/Market Value | 10520400 |
| Transaction Amount | - |

| | |
|------------|---|
| CLAIMANT | ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED- Ms. ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED Through Its Director Sri Abhishek, ,Father/Husband Name Anil Kumar Sinha,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-23-Feb-2015,Permission Case No.- , Aadhaar No. *****9381, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - 401, Shobha Enclave, Van-Vrindavan Colony, Boreya Road, Dist.-Ranchi, Jharkhand, Pin Code-834006 |
| EXECUTANTS | -Mr. Ranvijay Kumar, ,Father/Husband Name Kedar Nath Sharma,, Party Category-Individual , PAN No.- Date Of Birth-05-Jan-1973,Permission Case No.- , Aadhaar No. *****1641, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Plot No. B1, Harmu Chowk, Near Allahabad Bank, Harmu Housing Colony, Doranda, Dist.-Ranchi, Pin Code-834001 |
| | -Mr. Sanjeeb Mohan Sinha, ,Father/Husband Name Late Shyam Mohan Sinha,, Party Category-Individual , PAN No.- Date Of Birth-15-Aug-1962,Permission Case No.- , Aadhaar No. *****4490, Country-India, State Name-Madhya Pradesh, District Name-SINGRAULI, City/Village/Town Name-Singrauli, Locality-Singrauli,Address - Qtr. No.-117, Nigahi Colony, P.O.and P.S.-Nigahi, Dist.-Sindhi M.P., Pin Code-486884 |
| | -Mr. Abhishek, ,Father/Husband Name Anil Kumar Sinha,, Party Category-Individual , PAN No.- Date Of Birth-14-Aug-1984,Permission Case No.- , Aadhaar No. *****9381, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - 401, Shobha Enclave, Van-Vrindavan Colony, Boreya Road, Dist.-Ranchi, Pin Code-834006 |

| | |
|---------------------|---|
| Witness Information | Mr. Abhishek Kumar Singh , Address - Narpati Nagar Sakri, Madhubani, Bihar-, Father/Husband Name-Shailendra Prasad Singh |
|---------------------|---|

| | |
|--------------------|---|
| Identifier Details | Mr. Abhishek Kumar Singh , Address - Narpati Nagar Sakri, Madhubani, Bihar-, Father/Husband Name-Shailendra Prasad Singh |
|--------------------|---|


| Fee Rule:Development Agreement | | 4 |
|--------------------------------|------------|---|
| 1 | Stamp Duty | |

| | | |
|--------------|----|--------------|
| 1 | SP | 1,020 |
| Total | | 1,020 |

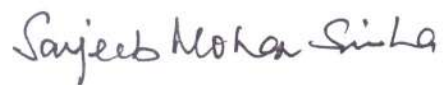
| Fee Rule:Development Agreement | | 2,63,010 |
|--------------------------------|----------|-----------------|
| 1 | A1 | 3 |
| 2 | LL | 1 |
| 3 | PR | 5,000 |
| 4 | I fee | 150 |
| 5 | M(b) Fee | 2,68,164 |
| Total | | |

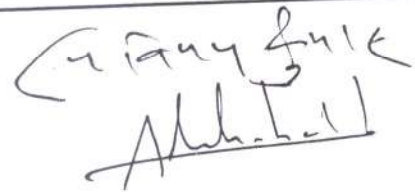
All the entries made, have been verified by me and are found same as the entries of the document presented.

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


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant



Document Registration Summary 1

Date :-13-Jul-2024

- Government/Market Value: ₹10520400/-
- Transaction Amount: ₹ /-
- Paid Stamp Duty: ₹100 /-

Receipt : 1054463

Receipt Date : 13-07-2024

Presenter Name: -

| | |
|------------|---------|
| PR | ₹1 |
| SP | ₹1020 |
| I fee | ₹5000 |
| M(b) Fee | ₹150 |
| LL | ₹3 |
| A1 | ₹263010 |
| Stamp Duty | ₹100 |

On Date 13-07-2024 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Sarjesh Mohan Singh

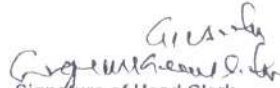
Total ₹269284

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|---|---|----------------|
| Stamp Duty | 4 | 100 | -96 | GRAS | AbhishekSinghRathaurConstructionPrivateLimitedThroughItsDirectorSriAbhishek | GRN Number : 2403070262 DEPT Transaction Id : 0ed2f5a31c277fb4bbe1 Transaction Type : | 100 |
| PR | 1 | 1 | 0 | GRAS | AbhishekSinghRathaurConstructionPrivateLimitedThroughItsDirectorSriAbhishek | GRN Number : 2403070370 DEPT Transaction Id : bb688aa193ab66f8ba1d Transaction Type : | 1 |
| SP | 1020 | 1020 | 0 | GRAS | AbhishekSinghRathaurConstructionPrivateLimitedThroughItsDirectorSriAbhishek | GRN Number : 2403070370 DEPT Transaction Id : bb688aa193ab66f8ba1d Transaction Type : | 1020 |
| I fee | 5000 | 5000 | 0 | GRAS | AbhishekSinghRathaurConstructionPrivateLimitedThroughItsDirectorSriAbhishek | GRN Number : 2403070370 DEPT Transaction Id : bb688aa193ab66f8ba1d Transaction Type : | 5000 |
| M(b) Fee | 150 | 150 | 0 | GRAS | AbhishekSinghRathaurConstructionPrivateLimitedThroughItsDirectorSriAbhishek | GRN Number : 2403070370 DEPT Transaction Id : bb688aa193ab66f8ba1d Transaction Type : | 150 |

| | | | | | | | |
|-----------|--------|--------|-----|------|---|---|--------|
| A1 | 263010 | 263010 | 0 | GRAS | AbhishekSinghRathaurConstructionPrivateLimitedThroughItsDirectorSriAbhishek | GRN Number : 2403070370 DEPT Transaction Id : bb688aa193ab66f8ba1d Transaction Type : | 263010 |
| LL | 3 | 3 | 0 | GRAS | AbhishekSinghRathaurConstructionPrivateLimitedThroughItsDirectorSriAbhishek | GRN Number : 2403070370 DEPT Transaction Id : bb688aa193ab66f8ba1d Transaction Type : | 3 |
| Sub Total | 269188 | 269284 | -96 | | | | |

Article : Development Agreement Number of Pages : 68

Signature of Operator 


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 :- 202400015289

| | |
|-------------------|--|
| 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. 263010, LL :- Rs. 3, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.10520400/- ,Transaction Amount :- Rs.0/- |
| Property Details | District :- Ranchi , Tehsil :- Kanke , Village Name :- Boreya Location :- Other Road, Boreya Word No 4 Property Boundaries :- East: 30' wide proposed road, West: R S Plot No. 2043,2048 Part, South: R S Plot No. 2048 Part, North: R S Plot No. 2043/ Part Khata Number - 217Volume Number - 25,25,9Page Number - 75,74,162Holding Number - 0040001099603Z0,0040001099800Z0,0040001099703Z0Plot Number - 2048, 2043 Area Of Land :- 15.00 Decimal |







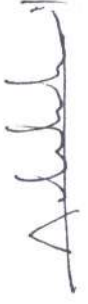
Sh./Smt.Sanjeeb Mohan Sinha s/o/d/o/w/o Late Shyam Mohan Sinha has presented the document for registration in this office




today dated :- 13-Jul-2024 Day :- Saturday Time :- 11:40:21 AM



Sanjeeb Mohan Sinha(Individual)

| Party Name | Document Type | Document Number |
|---------------------|---------------|-----------------|
| Sanjeeb Mohan Sinha | PAN/UID | *****4490 |

| 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 | Ranvijay Kumar Address1 - Plot No. B1, Harmu Chowk, Near Allahabad Bank, Harmu Housing Colony, Doranda, Dist.-Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.- | No | Yes | Ranvijay Kumar Address:- Plot No-B1, Allahabad Bank Upper, Harmu Chok, Harmu Houshing Colony,, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India | EXECUTANTS | Age:51 |  |  |  |
| 2 | Sanjeeb Mohan Sinha Address1 - Qtr. No.-117, Nigahi Colony, P.O.and P.S.-Nigahi, Dist.-Sindhi M.P., Address2 - Singrauli , , , Jharkhand PAN No.: Permission Case No.- | No | Yes | Sanjeeb Mohan Sinha Address:- , near bhola aata chakki, thana road, waidhan, Singrauli, Singrauli, Singrauli, 486886, Waidhan, Madhya Pradesh, India | EXECUTANTS | Age:61 |  |  |  |
| 3 | Abhishek Address1 - 401, Shobha Enclave, Van-Vrindavan Colony, Boreya Road, Dist.-Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.- | No | Yes | Abhishek Address:- GURU AKANSHA 201, WATER TANK, JAYPRAKASH NAGAR BARIATU ROAD, BARIATU, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India | EXECUTANTS | Age:39 |  |  |  |

| Sr.NO | Party Name and Address | IS PAN Verified? | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|--|------------------|--------------------|---|-------------------|------------------|---|---|---|
| 4 | ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED Through Its Director Sri Abhishek Address1 - 401, Shobha Enclave, Van-Vrindavan Colony, Boreya Road, Dist.- Ranchi, Jharkhand, Address2 - Ranchi , , , Jharkhand PAN No.: ,Permission Case No.- | No | Yes | Abhishek Address:- GURU AKANSHA 201, WATER TANK, JAYPRAKASH NAGAR BARIATU ROAD, BARIATU, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India | | CLAIMANT Age: |  |  |  |


Identification:


| Sr.NO | Party Name and Address | Photo | FingerPrint | Signature |
|-------|---|---|---|---|
| 1 | Abhishek Kumar Singh S/o-D/o Shailendra Prasad Singh Address1 - Narpati Nagar Sakri, Madhubani, Bihar, Address2 - , , , Jharkhand PAN No.: |  |  |  |

Witness:

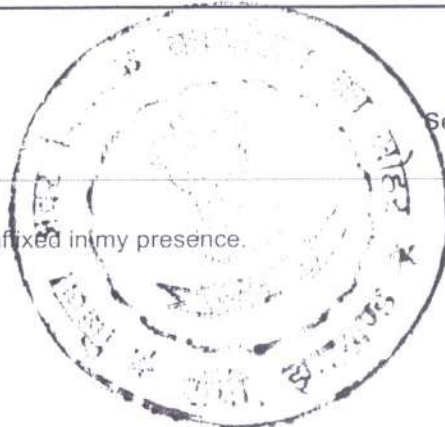
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | Abhishek Kumar Singh Address1 - Narpati Nagar Sakri, Madhubani, Bihar, Address2 - , , , Jharkhand | | | |

Signature of Operator 

Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.



Vaibhav Mani Tripathi
DSR, Ranchi

Above mentioned, (**Sanjeeb Mohan Sinha , Ranvijay Kumar , Abhishek**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Abhishek Kumar Singh**) Son/Daughter/Wife of (**Shailendra Prasad Singh**) resident of (**Narpati Nagar Sakri, Madhubani, Bihar**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 13-Jul-2024

Seal and Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi



Token No.: 202400015289

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **18-Jul-2024** by

Sanjeeb Mohan Sinha, S/O, D/O, W/O **Late Shyam Mohan Sinha** resident of Qtr. No.-117, Nigahi Colony, P.O.and P.S.-Nigahi, Dist.-Sindhi M.P., Singrauli.

This deed was registered as Document No:- **2024/RAN/6509/BK1/5919** in Book No :- **BK1**, Volume No :- 745 from Page No :- 173 to 240 at, office of **SRO - Ranchi**

Date:- **18-Jul-2024**

Registering Officer

Vaishnavi Mani Tripathi

DSR, Ranchi

