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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cb59970d999e5fe7bb8a

Receipt Date : 29-Jul-2024 05:32:49 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202400095945

Office Name : SRO - Ranchi

Document Type : Development Agreement

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

GRN Number : 2403407591



For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush
DIRECTOR
05/08/2024

Prateek More
DIRECTOR
03/08/2024

For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27 के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची 1 या 1 क स०.....5..... के अधिन यथावत स्टाम्प सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

Vaibhav Mani Tripathi
DSR, Ranchi

Vinayak
निर्वाह पदाधिकारी
05/08/2024

Piyush
03/08/2024
Prateek
03/08/2024

06/08/2024

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

DIRECTOR

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



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR
03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Moha 03/08/2024
2nd DIRECTOR



[Signature]
03/08/2024
[Signature]
03/08/2024

सम्पत्ति का मूल्य - *Development measures*
 मुद्रांक - *100%*
 T.D.S. - *15/8*



मार्ग दर्शिका पंजी से *Com* विलान किया
 जमीन का दर/डी० *1955480/-*
 कच्चा कमान का दर/वर्ग फीट.....
 पक्का कमान का दर/वर्ग फीट.....
 प्लेट का दर/वर्ग फीट.....

DEVELOPMENT AGREEMENT

BETWEEN

(1) **PARAMJIT SINGH**, (PAN NO. – AGKPS0499K, AADHAR NO. – XXXX XXXX 3674, Mobile No. 9431826442), Date of Birth 07.10.1952, (2) **JATINDER PAL SINGH**, (PAN NO. – AGKPS0498J, AADHAR NO. – XXXX XXXX 7944, Mobile No. 9431101142), Date of Birth 07.10.1966, both son of Late Gurbachan Singh and Grandson of Late Prem Singh, by Caste – GENERAL (Uncovered from CNT – ACT- 1908), by faith – Sikh, by occupation - Business, Resident of Beside Maharana Apartment, Pee Pee Compound, Ranchi, State - Jharkhand INDIAN CITIZEN, hereinafter called the LANDOWNER/ FIRST PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include their heirs, successors, legal representatives, executors, administrators and other assigns) of the FIRST PART;

AND

PANCHRATNA PROMOTERS PRIVATE LIMITED (PAN – AAFCP4668P) (GSTIN: 20AAFCP4668P1ZZ) (CIN: U45200JH2010PTC014022), a Company incorporated under the Companies Act, 1956 having its registered office at Panchratna Group, 311, 3rd Floor Panchratna Galleria, Sarjana Chowk, MG Road, Ranchi, P.S.- Lower Bazar, District- Ranchi, State- Jharkhand and represented through any of its Director (1) **MR. PIYUSH MORE** (DIN: 2825386), Date of Birth: 14.05.1984, UID: XXXX XXXX 8604, Mob: 9386950092, (2) **MR. PRATEEK MORE**, (DIN: 02817026), Date of Birth: 15.09.1986, UID: XXXX XXXX 0165, Mob. 9835139913, both sons of Shri Kamal Kumar More, both grandson of Late Satyanarayan More, by faith - Hindu, by Caste – General, (Uncovered from CNT – ACT- 1908), by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand (Indian Citizen), hereinafter called the Developer / OTHER PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include its, legal representatives, executors, administrators and other assigns) of the OTHER PART;

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush More
 03/08/2024
 DIRECTOR

Prateek More
 03/08/2024
 DIRECTOR

भूअर्जन वन भूमि में दर्ज नहीं है।
 05/08/24

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MS Plot 1786
05/18
05/18

P. J. Singh
03/08/2024
05/08/2024



दिनांक 05/08/24 एन. 10/01
केन्द्रीय अधिनियम 1906 धारा 52 के नियम 38
श्री Parmjit Singh
पिता श्री/स्व. B. Singh
निवास स्थान Reepee, जिला Compound Ranchi
पेशा Business जो लेखकारी के दावेदार या
अपर निबंधक द्वारा प्रमाणित
मुक्तारनामा सं. वर्ष के अधीन
लेखक/रिपोर्टों या दावेदारों में से एक श्री
के अभिकर्ता में दि. के पुराहन/अपराहन
में अपर निबंधन कार्यालय में
निबंधन के लिए पेश किया

Mupali

निबंधन पदाधिकारी का हस्ताक्षर

05/08/2024
06/08/2024

Vaibhav Mani Tripathi
DSR, Ranchi

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

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

LAND PROPERTY- All that piece and parcel of Chhaparbandi land measuring an area of 13 Katha 8 chhatak **equivalent to 9708 Square Feet equivalent to 22.28 Decimals** along with the building Portion of M.S Plot No 1786 municipal Holding No 0270002415000A2 with in ward No 27 of Ranchi Municipal corporation Ranchi situated at Hindpiri Pee Pee Compound Ranchi, P.S- Hindpiri, District- Ranchi in the State of Jharkhand, which stands more fully and particularly described in schedule A below.

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

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

UNIT - shall mean a covered area available for independent use and occupation for commercial purpose i.e. entire covered areas as per sanction building plan map by competent authority of R.M.C. Ranchi or any other competent authority of Jharkhand and shall include the plinth area of the unit, Plinth area, open space, stair case and also thickness of the wall (external, internal & pillars).

COMMON PART- shall mean common passage, corridors, stair case, common lavatories, pump room, and tube well, overhead tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings. **SUPER BUILT-UP AREA -** means and include the carpet area, stair case, lobby, passages, thickness of the walls, common part, etc. of the proposed multi storied building.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Kumar
DIRECTOR
03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Kumar
DIRECTOR
03/08/2024

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LAND OWNER'S SHARE - It shall be 70% constructed super built-up area for the proposed Multi storied Commercial building for their respective land in proportion out of total land in the proposed multi storied building together with the right, title, interest in, common facilities and amenities including the right to the user or easement thereof with undivided share of land after providing 30% constructed super built-up area for the proposed Multi storied Commercial building to the Developer, more fully described in Schedule "B".

DEVELOPER'S SHARE - It shall be 30% constructed super built-up area for the proposed Multi storied Commercial building, for their respective land in proportion out of total land in the proposed multi storied building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land after providing 70% constructed super built-up area for the proposed Multi storied Commercial building to the Landowner, more fully described in Schedule "C".

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

WHEREAS the Jatinder Pal Singh and Paramjit Singh are the absolute owners and are in peaceful possession over land measuring 13 Katha 8 chhatak equivalent to 22.28 Decimals equivalent to 9708 Sq. Ft. along with the building Portion of M.S Plot No 1786 municipal Holding No 465 with in Ward No. III of Ranchi Municipal corporation Ranchi situated at Hindpiri Pee Pee Compound Ranchi, P.S- Hindpiri, District- Ranchi having Chhparbandi Right lying within the Registration office Ranchi and District Sub Registrar Ranchi in the Slate of Jharkhand more fully described in the Schedule hereunder.

AND WHEREAS total land measuring 6 Acre 65.6 Decimals in M.S. Plot No 1786 is recorded in Municipal survey record of right in the name of A.T.P.P S/o Mr. T.F.P.P, By caste- Englishman, Mohalla – Hindpiri, Main

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Signature
DIRECTOR
03/09/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR
03/09/2024

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M.S. Plot No 1786
Municipal Holding No 465
Ward No. III of Ranchi Municipal Corporation
Ranchi

Road, Ranchi.

AND WHEREAS Sri Jesthaial Hirji Chauhan son of Late Hirji Karmashi Chauhan acquired said land by registered family Partition on 20 th Jun 1973 which is entered in book no -1, Volume no 24 Pages No 332 to 334 being Deed No 9811 for the year 1973. Municipal Holding No 465 Ward No. III of Ranchi Municipal corporation Ranchi Portion of M.S Plot No 1786 having an area 16 Kathas along with others Properties which is allotted Sri Jesthaial Hirji Chauhan and he remain in peaceful possession over the said property.

AND WHEREAS Said Sri Jesthaial Hirji Chauhan remain in peaceful possession over the said property sold and transferred the said Property to Sri Gurubachan Singh (2) Sri Surjit Singh both son of Late Sardar Prem Singh through a registered Deed of Sale being Deed No. 8711 dated 04.12.1980 registered in Office of the District Sub Registrar, Ranchi and after purchase of the said Property they have got their name mutated in Town Anchal Ranchi in respect of said Property vide Mutation Case No. 1723R27/2007-08 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Town Anchal Ranchi entered in Register II, Volume No. 6, Page No. 56 and Paid rent receipt No. 5254434 dated - 20.12.2012 is issued by Circle Office for the year 2007-08 in their name.

AND WHEREAS after purchase said Property (1) Sri Gurubachan Singh (2) Sri Surjit Singh both son of Late Sardar Prem Singh remains in peaceful possession over the said property they are partitioned our purchased land amongst themselves in which a portion of land under M.S Plot No 1786 Area 13 Katha 8 Chattak Situated Muza - situated at Hindpiri Pee pee Compound Ranchi, P.S- Hindpiri, District- Ranchi came in the share of Sri Gurubachan Singh.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

P Singh
DIRECTOR
03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Anand
DIRECTOR
03/08/2024

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AND WHEREAS Sri Gurubachan Singh died leaving behind (1) Shanti Devi Wife of Late Gurubachan Singh (2) Paramjit Singh and (3) Jatinder Pal Singh both son of Late Gurubachan Singh as his legal heir Successor.

AND WEHEREAS a Property partition Suit no. 226 / 2001 in the court of Sub Judge I at Ranchi was filled as **DEFENDANT** by (1) Surjeet Singh, (2) Manjeet Kaur and (3) Gurvinder Singh against **PLAINTIFF** (1) Shanti Devi Wife of Late Gurubachan Singh (2) Paramjit Singh and (3) Jatinder Pal Singh both son of Late Gurubachan Singh, through which aforementioned property measuring an area of 13 Katha 8 chhatak equivalent to 9708 Square Feet equivalent to 22.28 Decimals came in the share of the **PLAINTIFF**.

AND WHEREAS said Shanti Devi Wife of Late Gurubachan Singh, Paramjit Singh and Jatinder Pal Singh mutated their name Through Portion suit mutation vide Mutation Case No. 1723 R27/2007-08 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Town Anchal Ranchi entered in Register II, Volume No. 6, Page No 56 and Paid rent receipt No. 5123841 dated - 29.10.2023 is issued by Circle Office for the year 2013-14 in their name.

AND WHEREAS Shanti Devi Wife of Late Gurubachan Singh died leaving behind her sons (1) Paramjit Singh and Jatinder Pal Singh both son of Late Shanti Devi Wife of Late Gurubachan Singh as her legal heir Successor over the said property.

AND WHEREAS said Paramjit Singh and Jatinder Pal Singh mutated their name Through Mutation Case No. 331/R27/2023-24 dated 04.05.2024 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Town Anchal Ranchi entered in Register II, Volume No. 10, Page No 89 and Paid rent receipt No. 0757765651 dated - 04.05.2024 is issued by Circle Office, Ranchi for the

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mune
DIRECTOR
03/05/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Mune
DIRECTOR
03/05/2024

year 2024-25 in their name.

AND WHEREAS after the said purchase the said **PARAMJIT SINGH AND JATINDER PAL SINGH** both son of Late Gurbachan Singh (Present LANDOWNER) acquired absolute and indefeasible legal right, title, interest, share and possession over the aforementioned property, more fully described in the SCHEDULE A.

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

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

AND WHEREAS the said Landowners being interested to develop the land more fully described in schedule "A" below by amalgamating their land and by constructing Multistoried Building as per plan to be sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and in lieu of the land the Landowners wanted entitlement for 70% constructed super built-up area for the proposed Multi storied Commercial building for their respective land in proportion out of total land in the proposed multi storied building together with the right, title, interest in, common facilities and amenities including the right to the user or easement thereof with undivided share of land more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land.

AND WHEREAS the aforesaid Developer offered to construct at its own cost a Multistoried Building over the Schedule "A" land as per plan map to be sanctioned by the competent authority of R.M.C., Ranchi, Jharkhand or any other authority which is required for the same and give the Land Owner's share out of the total super

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek
DIRECTOR
03/08/2024

built-up area as mentioned above and also more fully described in schedule "B" below as agreed for the value of the said land and to sell the remaining super built-up area of the said proposed Building with undivided share of land to the prospective purchasers, (Developer share mentioned in the Schedule- "C" below). The proposed building will be constructed by the Developer within 36 months from the date of sanction of plan map or complete possession over the said land or Bhumi Pujan of the said land whichever is later, with 06 months grace period and if such period is lost by any force Majeure etc. occurs then for the same the Landowners hereby agreed that the period here in above may be extended so lost. However the period stipulated herein above may be extended mutually for such period as the parties may deem fit and proper. It is also mentioned here that the Landowners shall hand over the said land, relevant documents, there after the Developer shall prepare the plan map and submit the same before competent authority/R.M.C, Ranchi, Jharkhand for sanction, and the period of this agreement will run from the date of sanction of plan map or complete possession over the said land or Bhumi Pujan of the said land whichever is later.

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

1. That pursuant to the abovementioned consideration the Developer will develop and construct the Multi-storied Building over the Schedule- "A" land as per the plan to be prepared by the Developer and to be approved/sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and as per laws applicable in relation to construction of buildings at its own risk and costs. That the Building will be constructed within 36 months from the date of sanction of plan map from the competent authority of R.M.C., Ranchi or any other authority which is required for the same or complete possession over the said land or Bhumi Pujan whichever is later, with 06-month grace period and extended by such period lost by any force Majeure and Landowners also

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha
DIRECTOR
02/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha
DIRECTOR
02/08/2024

agreed for the same. However, the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that after execution of this agreement the Landowners shall give peaceful possession of schedule- "A" property to the Developer and thereafter Developer shall proceed for development of the said land.

2. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied building over the schedule - A land and after construction to leave aside, allocate and make ready for the Landowners share of the total super built up area more fully described in schedule "B" below. In respect of the remaining share of the total super built up area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and conditions as it may decide in its sole discretion. The DEVELOPER's Share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Landowner's share of the total super built up area to be made ready, leave aside and allocated for the Landowner will include the portion comprising of building and also all other portions such as common part will be the same (70:30) ratio and the roof right will also be the same ratio, except the area of common usage such as Head room, Water tanks, Dish Antennas, etc. However it is also made clear that if in future the competent authority of R.M.C., Ranchi or any other authority permits further construction over the roof of the proposed building the Land Owners shall have right to 70% constructed super built-up area for the proposed Multi storied Commercial building and Developer shall have right to 30% constructed super built-up area for the proposed Multi storied Commercial building.
- 2.B. That the Developer shall have full right to enter into the similar Development Agreement with other Land Owners of the adjacent land and the Developer shall construct multi-storied building over the said land and allot and give Super built up area for the respective land in proportion out of the total Super built up constructed area. That after completion of the said proposed building the remaining vacant land shall always be used jointly and undivided for all occupiers as well as Land Owners. The Developer has pooled and amalgamated the said property. That after completion of the said proposed

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature: Pijush
03/08/2024
DIRECTOR

Handwritten signature: Prateek Moha
03/08/2024
DIRECTOR

building the remaining vacant land shall always jointly and undivided for all occupiers as well as all Landowners. If in future any major construction shall be permitted by the competent authority of R.M.C., Ranchi or any other authority which is required for the same, in that event the Developer shall full right and authority to construct further major construction over the said land and/or over the proposed building in the same terms and conditions of this agreement.

- 2.C. That the developer shall complete the construction work within stipulated time period, as mentioned in point no. 1 of this agreement. The Landowners shall be compensated with Rupees Five Lakhs Only per month for every delayed months.
3. That the Landowners will put the Developer in actual physical possession and hand over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied Building and Developer shall have the right to put their sign board over the said land for construction.
4. The Developer shall have full right to deal with 30% constructed super built-up area for the proposed Multi storied Commercial building other than the Landowner's share of 70% constructed super built-up area for the proposed Multi storied Commercial building along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Landowners shall be bound to sign conveyance in favor of the purchasers/nominees of the Developer either personally or through his power of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building/unit with and according to terms and conditions of this agreement.
5. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landowners do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR
03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR
03/08/2024

nominee/nominees and Developer shall simultaneously hand over the portion of the Landowner' share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.

6. In furtherance of the intention of the agreement the Landowner 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 accept service of any writ summons or other legal process or notice and to appear and represent the Landowner in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnamas, claims, complaints orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Landowner arising after the execution of the agreement between the Landowners and the Developer. The Developer shall take all measure at his own cost to protect the title, interest and the right of the Landowners against any cause of action arising due to the development work. The Landowner shall take all measures at their own cost to protect the title, interest and the right of the Landowners due to any action arising on the title part of their land. The Developer shall also be empowered & authorized to register the road widening area to the competent authority (Ranchi Municipal Corporation) through this Registered Development Agreement.
 - D. To enter into agreement for sale or otherwise allot commercial unit tenements

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DIRECTOR

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DIRECTOR

in the aforesaid Building/Buildings to purchasers except of the Land Owner's area as described in Schedule "B" and be entitled to the consideration thereof.

- E. To mortgage said property or any portion thereof falling exclusively under the share of the Developer as described in Schedule "C" with and/or financial institutions to enable it's purchasers obtain loan for purchase of commercial/residential units etc. as the said Developer will decide at its sole discretion or purpose of the Developer.
- F. The Developer shall install and maintain for the benefit of the Landowners and others prospective purchasers of the proposed building deep tube-well overhead storage tank, public water supply connection; pump-set for lifting water to storage tanks and the Land Owners and purchaser will enjoy all relevant facilities.
- G. The Developer shall provide ancillary electric generation and supply for the benefit of the Landowners and prospective Purchaser of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Developer and the Landowners will enjoy all relevant facilities.
7. The Landowners agrees that they will execute and give a separate Registered Power of Attorney under the terms and conditions of this agreement in favor of the Developer, or his nominee for the Developers share only, so that there is no hindrance or obstruction in execution of the construction of the building and registration of the appropriate sale deed in favor of purchasers, subject to this agreement, only if required by the developer.
8. It is hereby made clear the developer shall act as independent party and not as agent of the Land Owners for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Landowner 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.

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature and date: 05/08/2024
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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05/08/2024
DIRECTOR

9. The landowners hereby gives irrevocable Power of Attorney by this Agreement in favor of the said developer or its nominee, through which the said developer is authorized to develop land according to feasibility, fix up purchasers, make allotment to its purchasers/allottees, enter into agreement for sale of Units with its purchasers/allottees and in general, carry all the necessary activities required for the purpose of construction and disposal of units and the parking area.
10. The Landowners hereby covenant with the Developer as follows: -
 - A. That the property is free hold and the Landowners have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule - A property in these circumstances the Landowner shall execute further agreement with the Developer for proper confirming of title of the Landowner.
 - B. That Landowners have not created any encumbrances on the said property or any part thereof by way of sale mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Landowners have not entered in to any agreement in respect of Schedule "A" property with any person, partnership firm, company or any proprietorship concern prior to this agreement.
 - C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.
 - D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree injunctions orders impendence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
 - E. That apart from the Landowners no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner

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 DIRECTOR

Prateek Mune
 03/08/2024
 DIRECTOR

or any partnership or company or in any Joint family or otherwise.

- F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone except All mutation work, Registration, Online Revenue Rent Receipt Generation & other costs (Will be borne by the Landowners only) till the completion of the building and the Landowners shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer. The electricity bill will be paid in full by each LANDOWNERS with respect to their electric meter to the time of vacating the premises and the DEVELOPER shall help the LANDOWNERS in the process of surrendering the electric meter. The Developer there after shall apply for a fresh new electric connection for the purpose of construction.
11. 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 :-
12. The Developer shall indemnify the Landowners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Landowners against any claim, action or proceeding which may be brought, or taken against the Landowners in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the Landowners against any claim, compensation, action or proceedings which may brought or taken against the Landowners in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LAND OWNER'S area that if, after receiving their share of built-up area as per Schedule "B", the LANDOWNERS will fail to execute

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature and date: 03/09/2024
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature and date: 03/09/2024
DIRECTOR

the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with units in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or his nominee/nominees. The Landowner shall indemnify the Developer from and in respect of all claims, compensation, or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from anyone claiming to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.

13. That the Landowners shall have absolutely no liability of any kind of payment to other unit holders (intending purchasers) or to any Bank or other financial institutions. The entire liability of payment to the parties or the loan taken from the Bank or other financial institutions or party shall be of borrower.
14. That the Developer shall adhere with and follow all the rules, regulations and by-laws as applicable and shall develop the landed property by utilizing maximum area as applicable and situated for the purpose and also for maximum useful enjoyment of the landed property.
15. That likewise the Landowners shall have right to sell, transfer, enter into agreement of sale or transfer of the unit(s) to the extent of his share as envisaged in these present and to receive earnest money, consideration amount from the prospective purchaser(s), transferee(s) and the Landowners shall have also right to deliver possession of such vended unit(s) to the purchaser(s) transferee(s).
16. That the Landowners, their agents, employee, visitors and guests shall have unaffected right of easement over the said proposed building with the other occupants of the building without any let or hindrance from the Developer or any person claiming through or under them.
17. **SCHEDULE FOR MANAGEMENT:**
A schedule shall be formed by the parties herein due course for the management/administration of the new building including the portion in

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature and date: 02/08/2024
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature and date: 02/08/2024
DIRECTOR

common use and showing the expenses of the management/administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/ occupant of the new building including the Landowners allocation and the Developer allocation shares. After the completion of the proposed multistoried building and handover/possession of the Landowners share to the landowners, the Common Area Maintenance charges including guards, liftmen, gen-set diesel, sweepers etc. will be divided proportionately i.e. 70% constructed super built-up area for the proposed Multi storied Commercial building will be paid by the Landowners or their tenants/purchasers and 30% constructed super built-up area for the proposed Multi storied Commercial building of the total charges will be paid by the Developer or his tenants/purchasers. To considerably minimize the total cost of maintenance, the maintenance-in-charge/Developer is hereby also authorized to give part of the common areas for advertisement spaces, hoardings etc. of proposed building on lease. The maintenance-in-charge is hereby also authorized to deduct all the cost incurred by him/her to create, facilitate and to develop the areas on lease. The maintenance-in-charge is hereby authorized to decide on favorable lease rate and thereby sign any agreement for lease with the Lessees in this regard.

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BREACH OF DEVELOPMENT AGREEMENT:

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

- 18. That the LANDOWNERS agrees that if any G.S.T./charges and/or any other taxes imposed by government of Jharkhand/India; state or central Gov. or any other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the LANDOWNERS and their PURCHASERS and DEVELOPER and their PURCHASERS of the Unit

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Signature
DIRECTOR
03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Signature
DIRECTOR
03/08/2024

jointly in the same proportion as their respective shares of super built-up area in the proposed building. It will be the sole liability of the Landowners to pay the applicable G.S.T./Tax/Charges for the Landowners share of area i.e. 70% share before taking the possession over their share of Super Built up Area.

19. The name of the Multistoried Building shall be "PANCHRATNA BHASIN VISTA" or any other name as per the sole discretion of the Developer.
20. Should there be disputes and differences by and between the parties hereto in any way relating to or connected with the designated unit and/or this agreement and/or anything done in pursuance hereof, the same shall be referred for arbitration nominated by both the parties. It is agreed by and between the parties hereto that the said Sole Arbitrator or the person as be nominated by mutual consent of both the parties shall have the power to pass and give both interim order and award and/or Award in one or more lots and to proceed in a summary manner with regard to adjudication of the disputes and differences between the parties. The Arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time.

SCHEDULE - "A"

All that piece and parcel of Chhapparbandi land measuring an area of Municipal Survey Plot Nos. - 1786 measuring an area 13 Katha 08 Chhatkas equivalent to 9708 Square Feet equivalent to 22.28 Decimals more or less Municipal Holding No. 0270002415000A2 within Ward No. 27 of Ranchi Municipal Corporation Ranchi, situated at Hindpiri Pee Pee Compound Ranchi, P.S- Hindpiri, District- Ranchi in the State of Jharkhand and bounded and butted as follows:-

NORTH :- Part Plot of 1786/ Land of Shanti Lal Chauhan

SOUTH :- Pee Pee Road

EAST :- Part Plot of 1786 / Land of Smt. Gurbir Kaur

WEST :- Part Plot of 1786 / Land of Mohan Lal Vadher

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR
03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
DIRECTOR
03/08/2024

SCHEDULE- "B"

LANDOWNER'S SHARE:-

That in lieu of the land provided by the Landowners to the Developer for constructing the Multi-storied Commercial Building, the Developer shall give 70% constructed super built-up area for the proposed Multi storied Commercial building to the Landowners for their respective land in proportion out of total super built up constructed area with undivided share of land and all common facilities and amenities. The roof right of the building shall be also be the same ratio (except the area of common usage such as Head room, Watertanks, Dish Antennas, etc.). Parking will be divided in the same ratio (70% :30%) between the Landowners & the Developer.

LANDOWNERS SHARE		
FLOOR	UNIT NO.	SUPER BUILT-UP AREA
		SQ. FT.
GROUND	G02	3732
FIRST	102	4585
SECOND	202	4865
THIRD	302	4620
THIRD	301/B	250
FOURTH	402	4865
TERRACE	T02	4105
TOTAL		27022
Along with Car parking in the same ratio for their respective land in proportion out of total parking in the Residential basement floor and undivided proportionate share of land 6796 Sq. Ft. more or less.		

SCHEDULE- "C"

DEVELOPER'S SHARE:-

It shall be 30% constructed super built-up area for the proposed multi storied Commercial Building for their respective land in proportion out of total land in the proposed multi storied commercial building together with the right, title, interest in common facilities and amenities including the right to the user

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02/08/2024
DIRECTOR

Handwritten signature: Prateek K...
02/08/2024
DIRECTOR

or easement thereof with undivided share of land after providing 70% constructed super built-up area for the proposed Multi Storied Commercial Building to the Landowner with relevant portion and common passage and other undivided share, common facilities and undivided share of Land. The roof right of the building shall be also be the same ratio. Parking will be divided in the same ratio (70% : 30%) between the Landowners & the Developer.

DEVELOPERS SHARE		
FLOOR	UNIT NO.	SUPER BUILT-UP AREA
		SQ. FT.
GROUND	G01	1600
FIRST	101	1965
SECOND	201	2085
THIRD	301/A	1730
FOURTH	401	2085
TERRACE	T01	1760
TOTAL		11225
Along with Car parking in the same ratio for their respective land in proportion out of total parking in the Residential basement floor and undivided proportionate share of land 2912 Sq. Ft. more or less.		

Mr. Prateek Mehta
 Director
 02/08/2024

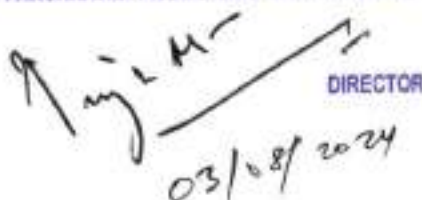
The government value of the above land is 3,24,28,100/- (Rupees Three Crore Twenty Four Lakhs Twenty Eight Thousand One Hundred Only).

SCHEDULE- "D"

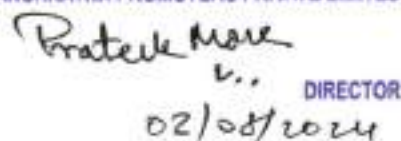
Schedule-D above referred to: The Multistoried Building Specification

The Multistoried Building Specification Particularly The Unit.
GENERAL SPECIFICATION

For PANCHRATNA PROMOTERS PRIVATE LIMITED


 DIRECTOR
 03/08/2024

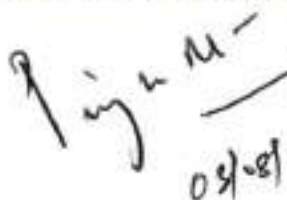
For PANCHRATNA PROMOTERS PRIVATE LIMITED


 DIRECTOR
 02/08/2024

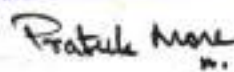
1	Foundation/Structure/Super Structure	<p>A) Earthquake resistant RCC mixed with chemicals.</p> <p>B) Footing, Foundation & Framed structure.</p> <p>C) Brick work in cement mortar in ratio 1:6.</p> <p>D) As per specification of structural consultant/Architect.</p> <p>E) ISO Certified branded cement (Nuvoco/Lafarge, ACC, Dalmia etc), Quality blue/black chips & branded TMT Rods (Tata Tiscon, Electrosteel, Prestige, Rugta, Rashmi etc).</p> <p>F) Use of Water proofing chemicals.</p> <p>G) Casting in ratio 1:2:3 or from Renowned Ready Mix Concrete (Nuvovo/Lafarge, Hiralal, First Choice, RMC etc.) & proper water curing.</p>
2	Wall Finish/Elevation	<p>A) All walls cement plastered.</p> <p>B) Finished with a smooth coat of plaster of paris.</p> <p>C) External Acrylic Water Proof Paint on external walls.</p> <p>D) ACP/HPL Elevation, Toughened Glass, Stainless Steel Railings and an improved/modern elevation on the Front Side Elevation of the Building.</p> <p>E) Bold name of building on the top in stainless steel or other modern advanced mechanism.</p>
3	Shutters	Rolling Shutters with Solid / Perforated Profile.
4	Flooring	<p>A) Branded Best Quality ISI Marked Vitrified Tiles inside the office/Shop.</p> <p>B) Granite/Green/White Marble on the Lobby/Passage/Stairs.</p> <p>C) Other modern advance flooring mechanism.</p>
5	Common Toilets	White Glazed Vitreous Sanitary Ware, Western Pan, Anti-Skid Floor Tiles / Marble Floors in Toilets, Door height Wall Tiles, Jaguar Continental or equivalent CP Sanitary Fittings

Hiralal
 03/08/2024
 Hiralal
 03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED


 DIRECTOR
 03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED


 DIRECTOR
 03/08/2024

6	Electrification	A) Concealed Electrical Wiring with Good quality ISI Mark fire & heat resistant PVC Copper Wires & ISI Mark modular Switches, ISI Mark MCB, One AC point, Cable TV, Telephone Point. (Tube Lights, Fans & other fixtures will not be provided). B) Separate Meter for each Unit. C) 01 No. Dedicated Transformer for the Commercial Complex.
7	Water Supply	Through Over Head Tank from Tube Well Boring, Water Reservoirs, Water Pumps etc. Pipe Lines will be of PVC.
8	Generator Facility	Soundless Generator of Kirloskar, Jackson Cummins, Ashok Leyland or equivalent.
9	Lift	Lifts of OTIS/KONE/OCEANIC/SCHINDLER or equivalent with full steel body inside, No. of Lifts as per R.M.C. guidelines.
10	Fire Fighting System	As per standard norms.

Manoj Kumar

❖ THE OCCUPANTS/LAND OWNERS SHALL MAKE THE FOLLOWING PAYMENTS TO THE DEVELOPER:

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

Manoj Kumar

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

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Kumar
DIRECTOR
03/09/2024


For PANCHRATNA PROMOTERS PRIVATE LIMITED


Prateek Kumar
DIRECTOR
03/09/2024

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

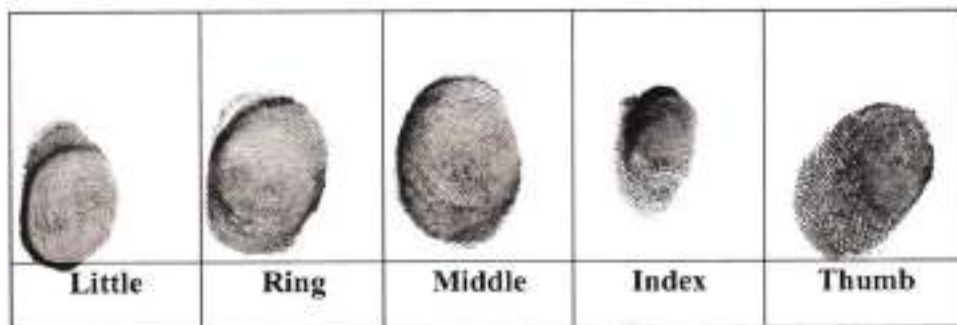
Signed, Sealed and Delivered at Ranchi in presence of:

WITNESS:


1. 
Sunil Goyal
S/o Anand Aggarwal
Chukra, Ranchi
03/08/2024

2. 
Ritesh Thakur
S/o Chaitan Thakur
Kantha, Ranchi
03/08/24


03/08/2024
PARAMJEET SINGH

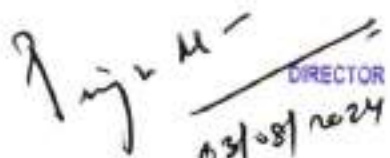


JATINDER PAL SINGH

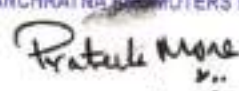

03/08/2024



For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR
03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR
03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

(1) PIYUSH MORE
DEVELOPER
PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush
03/08/2024
DIRECTOR



For PANCHRATNA PROMOTERS PRIVATE LIMITED

(2) PRATEEK MORE
DEVELOPER
PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
03/08/2024
DIRECTOR



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

Drafted by:- *A.K. Soley*

Typed by:- *[Signature]*
03.08.2024

John
03/08/2024

P. Hoon
03/08/2024

भारत सरकार
Government of India

पारमजीत सिंह
Paramjit Singh
जन्म तिथि/DOB: 07/10/1952
पुल्ल/ MALE

5558 0852 3674
VID : 9195 0991 2761 4459

मेरा आधार, मेरी पहचान

Chandigarh Date: 27/10/2020

Issue Date: 08/10/2020

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
परमजीत सिंह भसीन, बेसाइड
महाराणा अपार्टमेंट, पी पी
कम्पाउंड, रांची, झारखण्ड,
834001

Address:
PARAMJEET SINGH
BHASIN, BESIDE
MAHARANA APARTMENT,
PE PE COMPOUND,
RANCHI, Jharkhand, 834001

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

PO Box No. 1947,
Bengaluru-560 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

(hang up of the form)

AGKPS0499K



नाम /NAME

PARAMJIT SINGH

पिता का नाम /FATHER'S NAME

GURBACHAN SINGH

जन्म तिथि /DATE OF BIRTH

07-10-1952

हस्ताक्षर /SIGNATURE

Paramjit

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGKPS0498J



पता / Name

JATINDER PAL SINGH

पिता का नाम / Father's Name
GURBACHAN SINGH

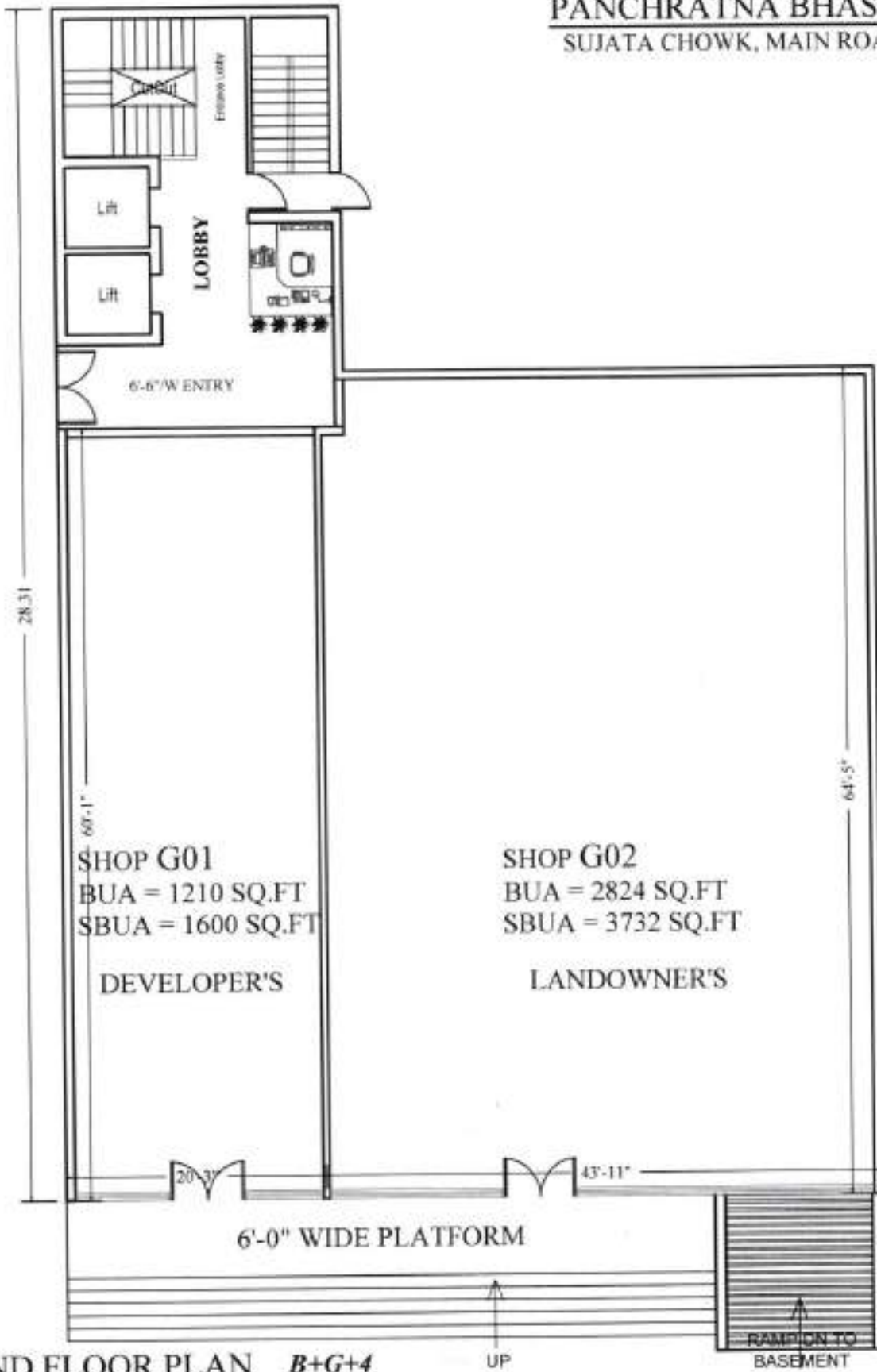
जन्म की तारीख / Date of Birth
07/10/1966


हस्ताक्षर / Signature



14092017

PANCHRATNA BHASIN VISTA
 SUJATA CHOWK, MAIN ROAD, RANCHI



SHOP G01
 BUA = 1210 SQ.FT
 SBUA = 1600 SQ.FT
 DEVELOPER'S

SHOP G02
 BUA = 2824 SQ.FT
 SBUA = 3732 SQ.FT
 LANDOWNER'S

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 02/08/2024



GROUND FLOOR PLAN **B+G+4**

UP

RAMP TO BASEMENT

For PANCHRATNA PROMOTERS PRIVATE LIMITED

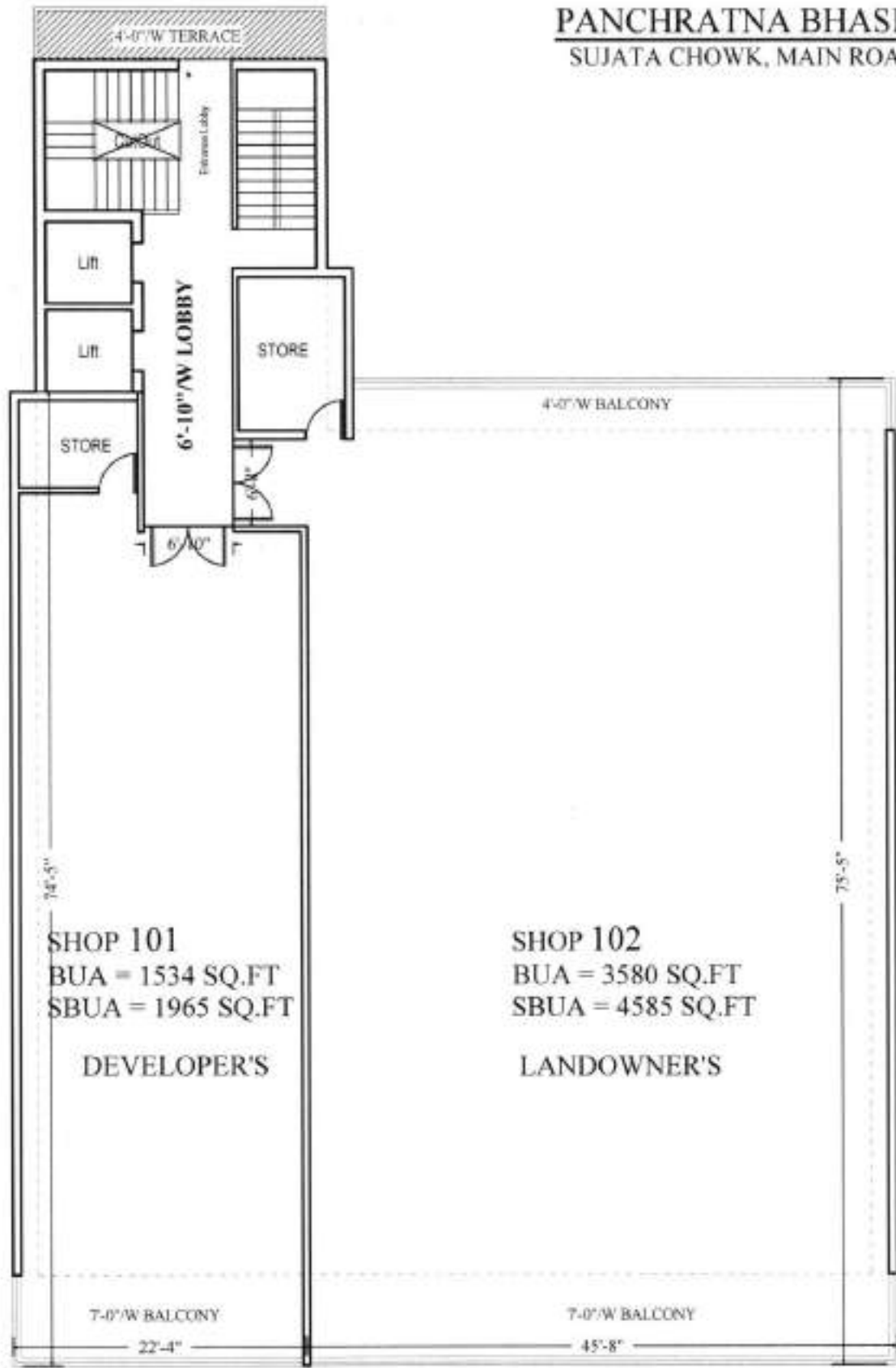
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 DIRECTOR
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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 DIRECTOR
 03/08/2024

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PANCHRATNA BHASIN VISTA
 SUJATA CHOWK, MAIN ROAD, RANCHI



SHOP 101
 BUA = 1534 SQ.FT
 SBUA = 1965 SQ.FT
 DEVELOPER'S

SHOP 102
 BUA = 3580 SQ.FT
 SBUA = 4585 SQ.FT
 LANDOWNER'S

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1ST FLOOR PLAN **B+G+4**

For PANCHRATNA PROMOTERS PRIVATE LIMITED

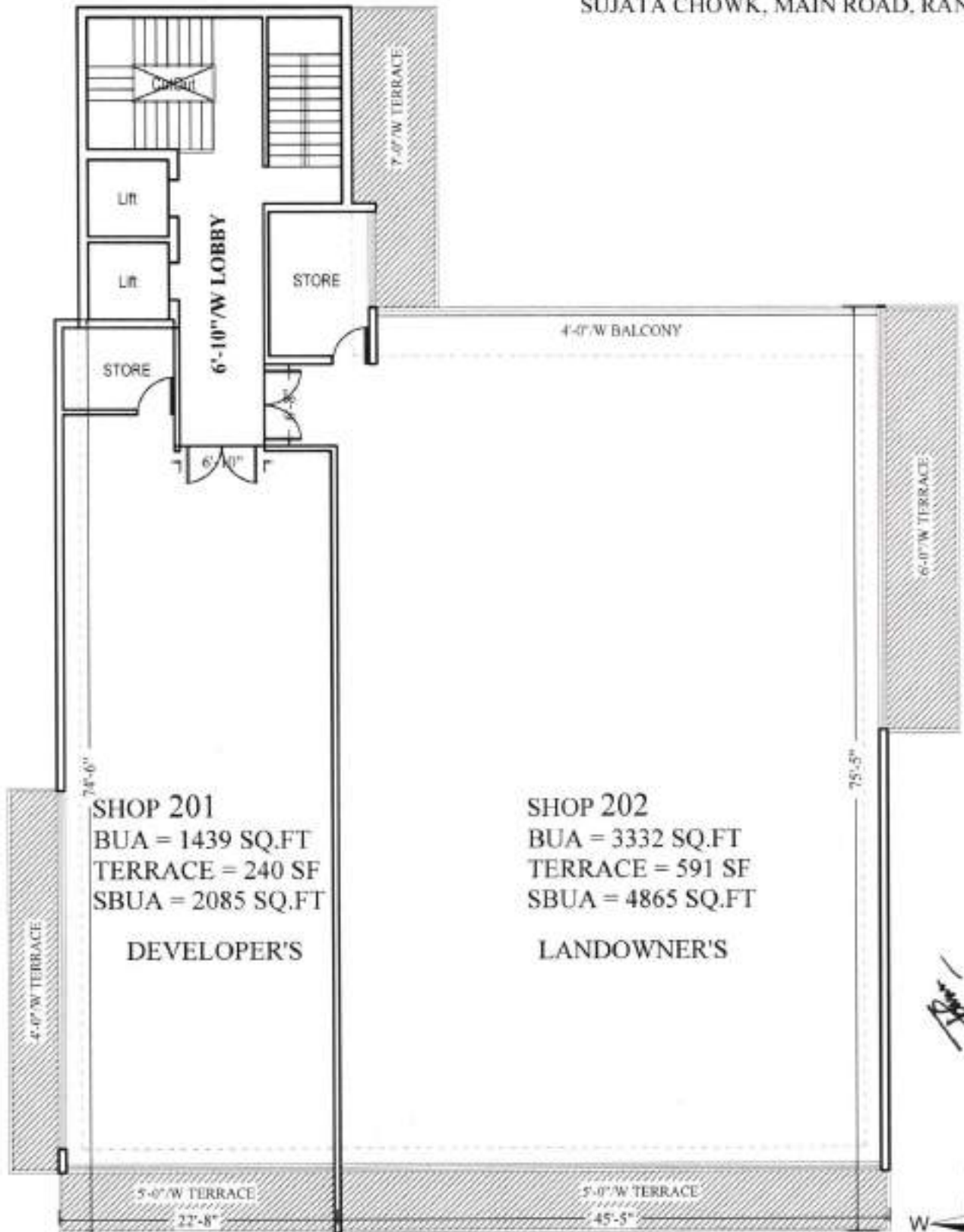
Handwritten signature: Raju K
 DIRECTOR
 03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature: Prateek Kumar
 DIRECTOR
 03/08/2024

Handwritten signature: P. Bhasin
 03/08/2024

PANCHRATNA BHASIN VISTA
 SUJATA CHOWK, MAIN ROAD, RANCHI



SHOP 201
 BUA = 1439 SQ.FT
 TERRACE = 240 SF
 SBUA = 2085 SQ.FT
 DEVELOPER'S

SHOP 202
 BUA = 3332 SQ.FT
 TERRACE = 591 SF
 SBUA = 4865 SQ.FT
 LANDOWNER'S

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 03/08/2024

2ND FLOOR PLAN **B+G+4**



For PANCHRATNA PROMOTERS PRIVATE LIMITED

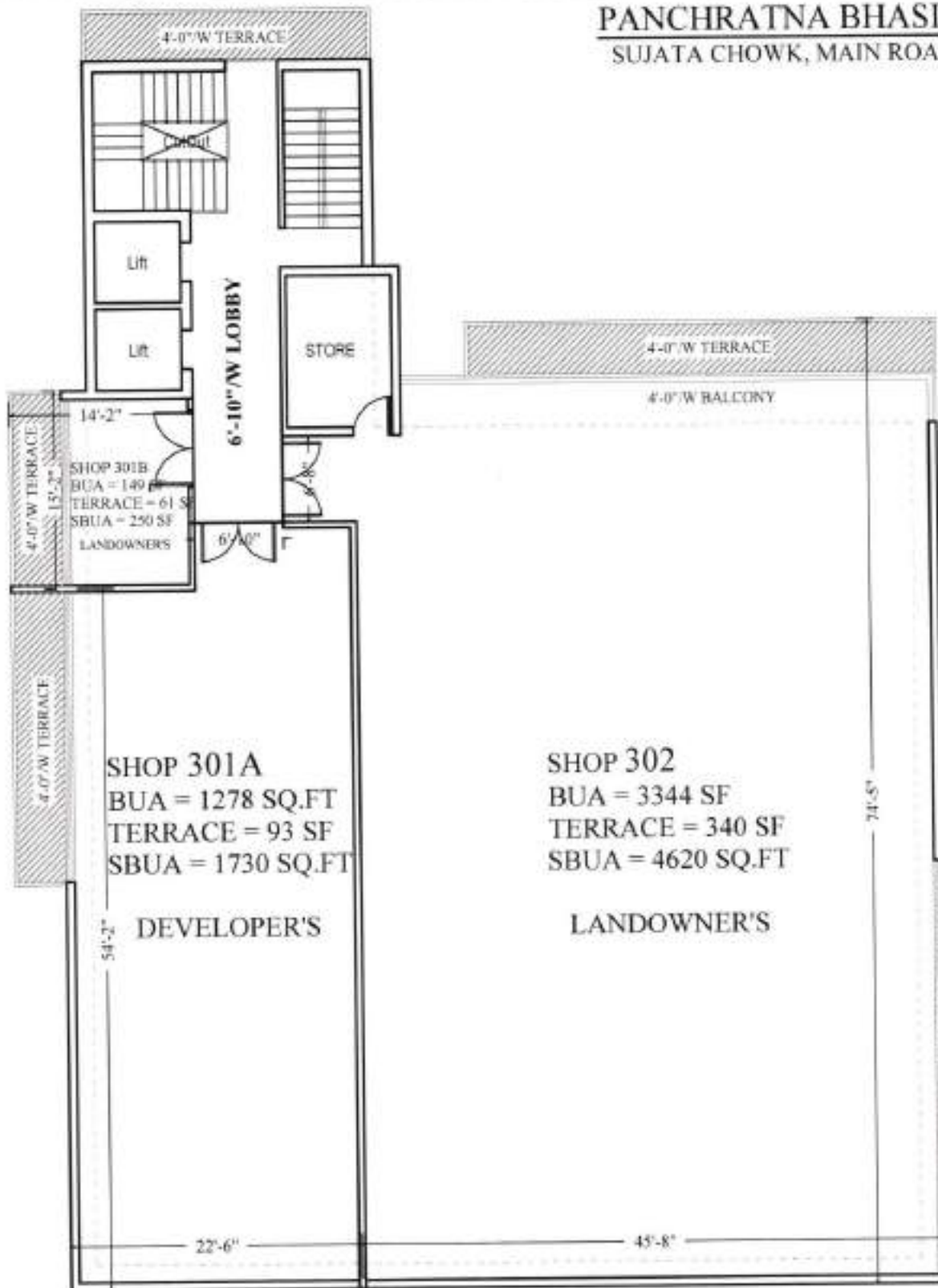
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 DIRECTOR
 03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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 DIRECTOR
 03/08/2024

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 03/08/2024

PANCHRATNA BHASIN VISTA
 SUJATA CHOWK, MAIN ROAD, RANCHI



3RD FLOOR PLAN **B+G+4**



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For PANCHRATNA PROMOTERS PRIVATE LIMITED

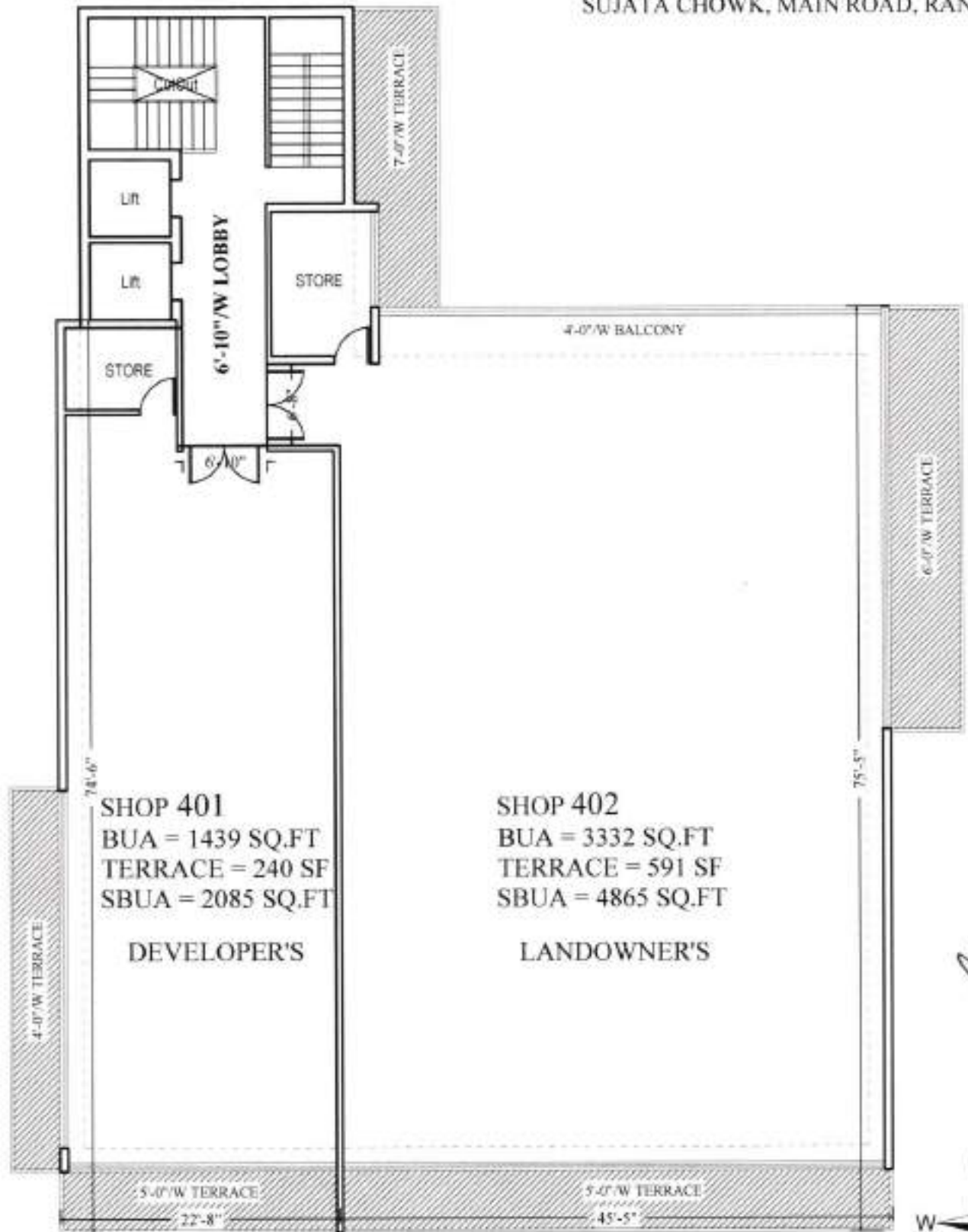
Handwritten signature: Raju
 DIRECTOR
 02/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature: Prateek More
 DIRECTOR
 02/08/2024

Handwritten signature and date: 02/08/2024

PANCHRATNA BHASIN VISTA
 SUJATA CHOWK, MAIN ROAD, RANCHI



Handwritten signature and date: 03/08/2024



4TH FLOOR PLAN **B+G+4**

For PANCHRATNA PROMOTERS PRIVATE LIMITED

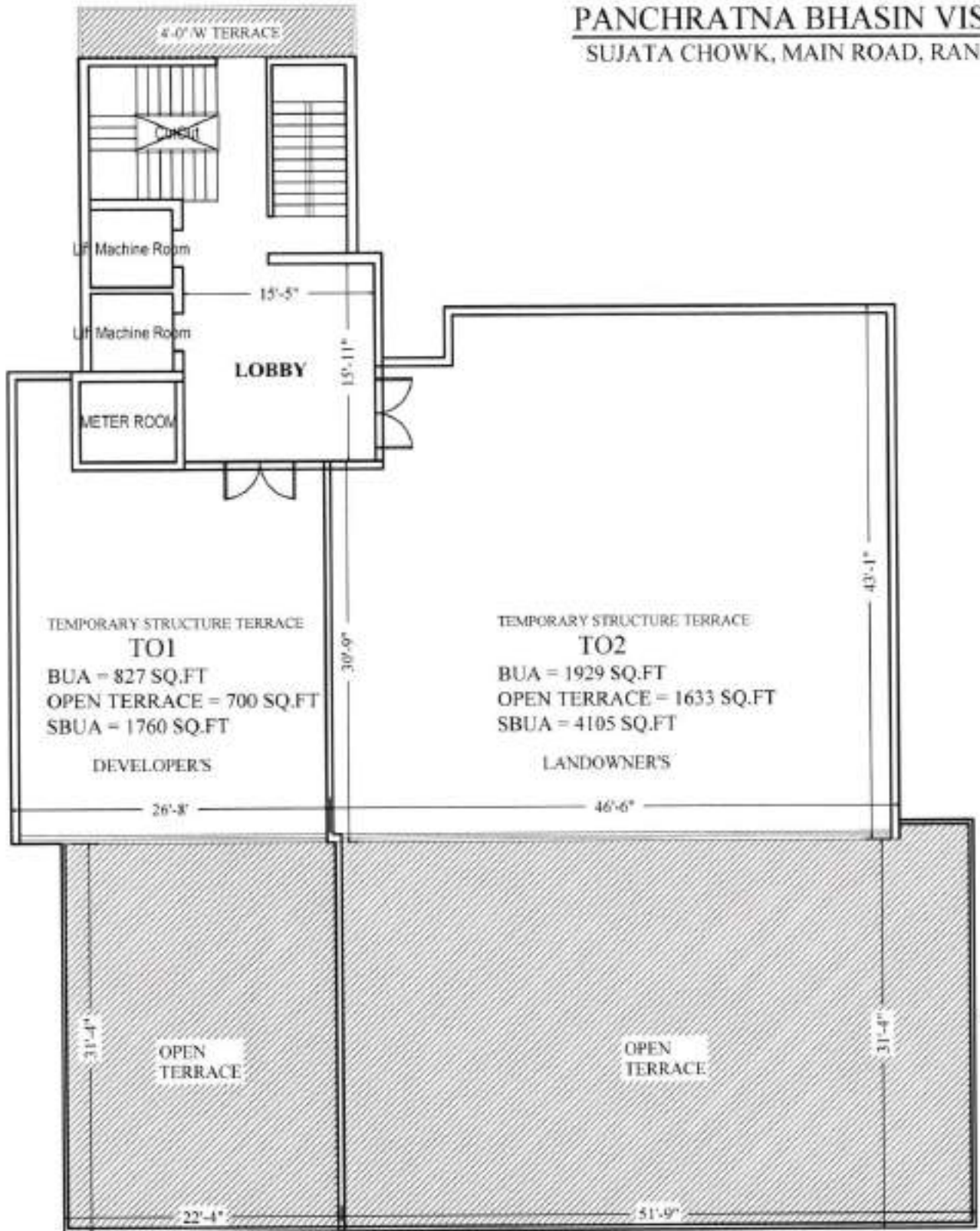
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 DIRECTOR
 02/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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 DIRECTOR
 03/08/2024

Handwritten signature and date: 03/08/2024

PANCHRATNA BHASIN VISTA
 SUJATA CHOWK, MAIN ROAD, RANCHI



TERRACE FLOOR B+G+4



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For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature: Rajendra Kumar
 DIRECTOR
 03/08/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature: Prateek Kumar
 DIRECTOR
 02/08/2024

Handwritten signature: P. Chandra
 03/08/2024

संख्या : 1051466
No. 1051466

Form-6



झारखण्ड सरकार
GOVERNMENT OF JHARKHAND

योजना एवं विकास विभाग
(सांख्यिकी एवं मूल्यांकन निदेशालय)
DEPARTMENT OF PLANNING AND DEVELOPMENT
(DIRECTORATE OF STATISTICS AND EVALUATION)

मृत्यु प्रमाण-पत्र
DEATH CERTIFICATE

(जन्म-मृत्यु रजिस्ट्रीकरण अधिनियम, 1969 की धारा 12/17 तथा झारखण्ड जन्म-मृत्यु रजिस्ट्रीकरण नियमावली 2009 के नियम 8/13 के अंतर्गत जारी किया गया।)
(Issued under Section 12/17 of Registration of Births and Deaths Act, 1969 and Rule 8/13 of the Jharkhand Registration of Births and Deaths Rule 2009)

यह प्रमाणित किया जाता है कि निम्नांकित सूचना मृत्यु के मूल अभिलेख से ली गई है जो कि (स्थानीय क्षेत्र) Ranchi Municipality Office तहसील Ranchi जिला Ranchi राज्य Jharkhand के रजिस्टर में उल्लेखित है।

This is to certify that the following information has been taken from the original record of death which is the register for (local area/local body) Ranchi Municipality Office of Tahsil Ranchi of District Ranchi of State/Union Territory Jharkhand

नाम/Name : Shanti Kaur Bhasin

लिंग/sex : Female

मृत्यु की तिथि/Date of Death
(dd/mm/yyyy) : 27/02/2015

मृत्यु का स्थान/Place of Death :
Other Places, Guru Nanak Hospital, Ranchi, Dist.- Ranchi,
Pin- 834001

माता का नाम/Name of Mother :

पिता/पति का नाम/Name of Father/Husband : Gurubachan Singh Bhasin

मृतक का मृत्यु के समय का पता/
Address of the Deceased at the time of death:
Pee Pee Compound, Ranchi, do, Munic- Ranchi
(Halka la), Pin- 834001, Dist- Ranchi

मृतक का स्थायी पता/ Permanent address of the deceased
:
Pee Pee Compound, Ranchi, do, P.S.- Chutla, P.O.-
G.P.O. Subdiv.- Ranchi, Dist.- Ranchi

पंजीकरण संख्या /Registration No. :
RNC/RNC/DEATH/25460/2015

पंजीकरण दिनांक/Date of Registration
(dd/mm/yyyy) : 27/03/2015

टिप्पणी/Remarks (if any) :

दिनांक/Date of Issue (dd/mm/yyyy) : 2015-04-04
16:54:05 953

Digitally Signed By : VISHWAMBHER BHAGAT
Registrar, Ranchi Municipality Office
Ranchi, Ranchi

* Ensure registration of every birth and death/आपका जन्म और मृत्यु का पंजीकरण सुनिश्चित करें। *

This certificate has been generated and digitally signed by electronic system.
It is approved by authorized employee of related office.

This certificate can be verified from the site : <http://jharkhand.gov.in/e-dao>
This certificate is issued and valid in light of letter No- JAP-4714-Datka75-222015-11 Dated 15-06-2011 of Deptt of Information Technology, Jharkhand Govt.



2.

(hereinafter called the VENDOER) of the One part
 and (1) sri Guruchand Singh and (2) sri Surjit
singh both sons of Late Gardar Prasa singh both by
 faith Sikh, by occupation business, residents of
 Pepee Compound Banochi, F.S. Hindpuri, District
 Banochi, (hereinafter called the PURCHASERS) of
 the Other part.

The terms VENDOER and PURCHASERS, unless
 repugnant to the context or excluded by, shall
 mean and include their respective heirs, successor
 legal representatives and assigns, administrators
 and executors.

WHEREAS in a partition in the family by

Justified by sri chandhan
4/12/80



3.

20th June 1973, entered in Book No. 1 Volume No. 24
 pages 332 to 334, Being No. 9811 for the year 1973
 part of Holding No. 465 of Ward No. III of Ranchi
 Municipality standing on a portion of L.S. Plot No.
 1786 having an area of 18 Kathas along with other
 properties were allotted to the Vendor and the
 VENDOR came into exclusive possession of the same
 and is in exclusive possession of the same.

AND WHEREAS the VENDOR being in urgent need
 of money requested the PURCHASERS to purchase -
 half of Holding No. 465 of Ward No. III of the
 Ranchi Municipality standing on portion of L.S.

Jesthal Singh Chandra
 4/12/80



4.

square feet more fully and particularly described in the Schedule given hereinafter and shown in EED WISE in the map attached with this DEED for a total consideration of Rs. 1,20,000/- (Rupees One Lac Twenty Thousand) and the PURCHASERS - agreed to purchase the same at the said price - which is reasonable according to the price prevalent in the market :

AND WHEREAS the VENDOR applied on 23.9.80 before the Competent authority under the Urban Land Ceiling Regulation 1976 for permission under section 27 of the Act; and though sixty days have expired, but no intimation has been received, and

Jesthal Singh Chakla
4/12/80



5.

the Permission is deemed to have been granted.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of the Payment of a sum of Rs. 1,20,000/- (One Lac Twenty

Thousand) by the PURCHASERS TO THE VENDOR as per MEMO OF CONSIDERATION (the receipt of which entire

sum the VENDOR doth hereby admit and acknowledge)

and from the same and every part thereof acquit,

absolve and discharge the PURCHASERS and the property

and every part thereof for ever), the VENDOR doth

hereby grant, assign, convey, sell and transfer -

unto the PURCHASERS ALL that building and land

measuring 13 Kathas 30 Ch: 21 square feet out of the

Justified Singh Chandra
4/12/80



5.

M.S. Plot No. 1786 being Ranchi Municipal Holding No. 465 more fully and particularly described in the schedule below and shown in RMD WASH in the map attached herewith forming part of this DEED situate in Tepee Compound Ranchi, P.S. Hindpuri, District Ranchi, as absolute owners TOGETHER with all rights of easement, path, pathways rights, lights, liberties, privileges appendices and appertinances whatsoever and all the right, title, interest property claim and demand of the VENDOR TO HAVE AND UPON the properties hereby granted conveyed assigned sold and transferred absolutely and for ever TO HAVE AND

Justhalal Singh Chakravarti
4/12/80.



7.

and transferred absolutely and for ever are free from all encumbrances trusts liens, dispendence, tenancies, attachments and executions whatsoever and that the Vendor has indefeasible title and exclusive right to sell the same to the PURCHASERS NOW THE PURCHASERS, who have been put in possession shall continue to remain in possession without any let hinderance, interruption claim and demand from the VENDOR or any person claiming through or under the VENDOR. The VENDOR also covenants with the PURCHASERS that the VENDOR shall indemnify the PURCHASERS against all losses damages claims -- demands and liabilities whatsoever if any which the PURCHASERS may sustain pay or incur or be put

Jethalal Singh Chandra
4/12/80

8.

VENDOR or any person claiming through or under the VENDOR or if any encumbrance is discovered. The VENDOR further covenants with the PURCHASERS that the PURCHASERS shall now get their names mutated in the Office of the state of Bihar and the Ranchi Nagar Nigam and wherever necessary and shall pay all rents and taxes in their own names. PROVIDED ALWAYS THE VENDOR shall at the request and cost of the PURCHASERS do or execute or cause to be done and executed all such further acts, -- deeds, assurances, matters and things which may be reasonably required for putting the PURCHASERS in possession according to the true meaning and intent of these presents.

SCHEDULE

All that piece and parcels of land measuring 13 Kats
80m:0 square feet along with the building standing
portion of Plot No. 1786 being portion of Municipal
holding No. 465 within Ward No. III of the Ranchi

Jesthald Singh Chandra

4/12/80

Municipality situated at Pepee Compound Ranchi,
P.S. Hindpuri, District Ranchi, having chhaparbandi
 right lying within the District Registration and
 District Sub-Registration Office Ranchi and shown
 in RBD WASH in the map attached and bounded and
 butted as follows :-

North :- Land of Shantilal Chauhan. /

South :- Pepee Road.

East :- Smt. Gurbir Kaur. /

West :- Mohan Lal Vaher. / Part - 1786

Chhaparbandi Rent payable to C.C. Ranchi Rs. 3/- year.

MEMO OF CONSIDERATION.

Paid by Cheque No. $\frac{15}{32}$ 782941 and $\frac{15}{32}$ 782951,
 dated 3.12.80 of Rs. 25000/- each Rs. 50,000/

Paid by Cheque No. $\frac{15}{32}$ 782942 and $\frac{15}{32}$ 782952
 dated 15.2.81 of Rs. 35000/- each Rs. 70,000/

Total ----- Rs. 1,20,00

(Rupees One Lac Twenty Thousand)

Jesthalal Hirji Chankar
 4/12/80.

10.

Drawn on United Commercial Bank, Ranchi.

IN WITNESS WHEREOF THE VENDOR HAS PUT HIS HAND ON
THE DATE, MONTH AND YEAR ABOVE WRITTEN.

WITNESSES :-

1. *Shanji Chak*
4/12/20
2. *Popatlal Bhai Janki*
4/12/20

Jesthalal Harji Chanchaw
4/12/20.
SIGNATURE OF VENDOR.

Typed by :

Ram Kishore Saha
Typist. 4/12/20

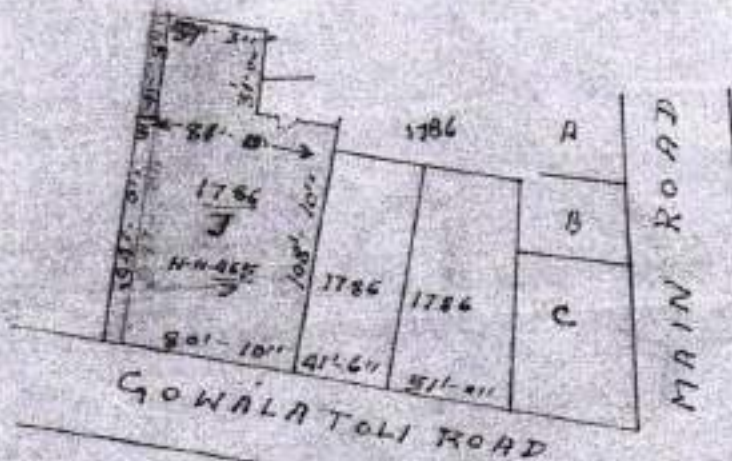
ORIGINAL

RANCHI MUNICIPALITY WARD N III SHEET N° 13

DISTRICT RANCHI HOLDING NACD PLOT N 1786

SCALE 64" = 1 MILE AREA MARKED 1786/7 RED WASS

K.-ch
13-8 TOTAL



*Certified that original of duplicate
are true & exact copy of each other
J. M. D. Singh*

T. B. J. Singh

*For the purpose of this copy
11/1/80
No*


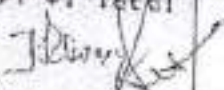
In the court of the Judge I, Ranchi
 Plaintiff vs Defendant

P.S. 226/2001

Plaintiff बटवारा वाद नं- 226/2001

High Court No. (N)-20 (Old (M) 164)

Singh & Sons - Defendants

Serial No.	Date of order of proceeding	Order with signature of the Court	Office action taken with date
1	22.02.2002	<p style="text-align: center;">लोक अदालत</p> <p>प्रदत्त वाद लोक अदालत के समक्ष प्रदत्त किया गया। उभय पक्षों के विद्वान अधिवक्ता अपने-अपने पक्षकारों के साथ उपस्थित हुये। उभय पक्षों के विद्वान अधिवक्ताओं का कथन है कि उभय पक्षों के मध्य रवेच्छा से युक्त हो गया है तथा अपने लक्ष के समर्थन में उभय पक्षों द्वारा सीध-पत्र किया जा चुका है, जो अभिलेख पर है। उभय पक्षों के विद्वान अधिवक्ताओं द्वारा प्रार्थना किया गया कि सीध-पत्र के आलोक में डिडी वा रिक्त किया जाय।</p> <p>लोक अदालत द्वारा अभिलेख एवं सीध-पत्र का अवलोकन किया गया। उभय पक्षों के बीच सीध-पत्र के आधार पर वाद को निरता रिक्त किया जाता है। सीध-पत्र डिडी का विवेका होगा।</p> <p style="text-align: center;">  सराय  सराय </p>	<p style="text-align: center;">90/90</p> <p style="text-align: center;">(17)</p>



Confidential Checked by
 23/3/02



Original filed on: 20.7.2001
 Admitted on: 21.7.2001

Schedule XII—High Court (J) 17 (old C. P. 20)

DECREE IN ORIGINAL SUIT

Order XX, Rules 6 and 7, Code of Civil Procedure

District RAICHUR

In the Court of Sub-judge at Raichur

Plaintiff's Suit No. 976 of 2001

(1) Shri. Devi wife of late Sr. Govindachari Singh,
 (2) Plaintiff of Coimbatore District Pal Singh, sons of late Sr. Govindachari Singh, Plaintiff
 All R/o Peepa colony ground Raichur P.S. Hindpura Raichur

versus

(1) Sr. Major Singh, State Co. Farm Singh, (2) Major Kauri wife of Shri. S. S. Singh of Singh
 (3) Govindachari Singh, Sr. Sri Singh, Sr. Singh of Singh, All R/o Peepa colony, Raichur
 P.S. Hindpura Raichur
 (4) Mrs. S. S. Singh, wife of Sr. Govindachari Singh, P. S. Hindpura Raichur
 (5) Mrs. S. S. Singh, wife of Sr. Govindachari Singh, P. S. Hindpura Raichur
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Note—The addresses given above are the addresses for service filed by the parties under rules 19 and 22 of Order VII, or under rules 11 and 12 of Order VIII, of the first Schedule to the Code of Civil procedure, with the exception of

who did not appear or omitted to file their addresses

Suit valued at Rs. 5000/-

Cause of Action on 16.7.2001

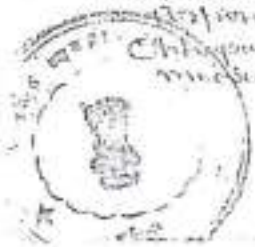
Moharrir

Claim for—(1) A preliminary decree be passed in favour of the Plaintiff with regard to the suit property described in Schedule A book with regard to the Plaintiff (or her heirs) therein in the title of property.

- (B) After the preliminary decree or final decree be passed in favour of the Plaintiff relating specific portion of the property in lieu of three undivided 1/6 (one sixth) share in suit property
- (C) Cost
- (D) Any other relief or order.

Schedule of the Property

- (A) All that piece and parcel of land with towns and 21 aces of 21 aces in village Hindpura, Taluk Hindpura and District Raichur within the jurisdiction of Hindpura Registrar and the collectors of Raichur taluk and holding no. 248 corresponding to holding no. 576 and holding no. 510 of the Raichur Municipality and being the portion of municipal survey plot no. 1787 marked as sub-plot no. 15 enclosing 220 aches, having financial liability, transferable character and right.
- (B) All that piece and parcel of land measuring 12 aches 8 Ch. 0 guntas along with the building standing on portion of plot no. 1786 being portion of municipal holding no. 465 within ward no. 11 of the Raichur Municipality 21 aces of the portion of Raichur, P.S. Hindpura, Dist. Raichur having character and right.
- (B) Building standing on portion of municipal survey plot no. 1798 corresponding to portion of municipal holding no. 1211 ward no. 11, 93 Haveli ward no. 5 Hindpura Taluk, Raichur, P.S. Hindpura, Dist. Raichur having character and right measuring 220 aches 3 Ch. 0 guntas.



This suit counting on this 10th added for final disposal before Sri S.C. Singh,
 on the 7th day of February 2002 in the presence of
Sri B.N. Roy (adv) (P) Sri S. K. Singh (adv) (D) for the plaintiff
 and of Sri Bimal Vishal (adv) for the defendant

it is ordered and decreed that this suit is disposed of on terms of compromise.
 The compromise petition dated 21.12.2001 shall trump of the same.

and that the sum of Rs.

as paid by the

to the

an account of the costs of this suit, with interest thereon at the rate of _____ per
 annum from this date to date of realization.

Given under my hand and the seal of this Court, this

7th day of February 2002.

* Enter here the date of the judgment.

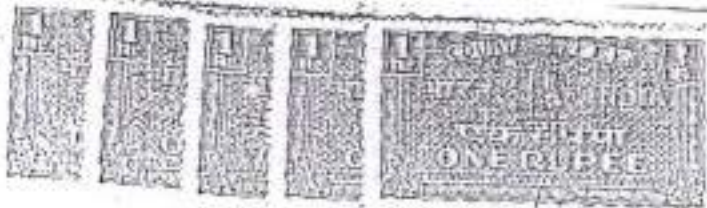
Mehar Singh
Lawyer

Shri S.C. Singh
 JUDGE

Shri S.K. Singh
 JUDGE

Plaintiff	Amount		Defendant	Amount	
	Rs.	P.		Rs.	P.
1. Stamp for complaint	...		Stamp for power	...	
2. Do for power	...		Do for petition or affidavit	...	
3. Do for petition or affidavit	...		Cost for exhibition	...	
4. Cost for exhibits	...		Pleader's fee	...	
5. Pleader's fee on Rs.	...		Subsistence :-		
6. Subsistence :-			(a) for defendant or his agent	...	
(a) for plaintiff or his agent	...		(b) for witnesses	...	
(b) for witnesses	...		Commissioner's fee	...	
7. Commissioner's fee	...		Service of process	...	
8. Service of process	...		Copying or typing charges	...	
9. Copying or typing charge	...				
Total			Total		





07/11/58
21-12

IN

THE COURT OF SUB-JUDGE-1, RANCHI

Partition suit No. 226/2001

*Allowed
let a decree be drawn up
on the basis of compromise
petition. Decree will part of
the compromise*

Smt. Shanti Devi & others -----Plaintiff

Vrs.

Surjit Singh & others -----Defendant

*22.2.2002
Smt. Shanti Devi
22/2/02*

The humble petition of compromise
on behalf of the plaintiff and
the defendant both the parties
is as follows:-

*Part of the decree
has been made of late Adalat*

*to Shanti
in*

1. That the parties have amicably settled their
dispute out of court so that the harmony among the
parties and good relationship may be maintained.

2. That all the parties have arrived at the compro-
mise on the following terms and conditions without any
coercion or misrepresentation.

a. The parties admits that the property ^{in suit} fully
described in schedule 'A' below is joint family property
in which the plaintiff and the proforma defendants have
1/2 (one half) share and the defendant nos. 1 to 3 have
1/2 (one half) share in the property.



b. The plaintiff nos. 1,2 and 3 has been allotted the property described in schedule 'B' below which shall be held and possessed by them without any claim or hindrance by the defendants or persons claiming through or under them. The plaintiff shall be entitle to get their name mutated in the Municipal record as well as in the Government Revenue record.

c. The Proforma defendant nos. 4 to 8 being the daughters of Late Gurbachan Singh have givenup their claim over the property infavour of the plaintiff nos. 1,2 & 3 as they received sufficient gift from their father Late Sr. Gurbachan Singh before their marriage and also at the time of their marriage.

d. The Proforma defendant nos. 4 to 8 shall have no claim over the property allotted to the plaintiff or the defendants nos. 1,2 and 3.

e. The property described in schedule 'C' below has been allotted to the defendant nos. 1,2 and 3 who shall hold the same as the exclusive owner thereof without any claim or hindrance by any of the parties.



hereto. They shall also be entitle to use and enjoy the same in any manner they likes.

f. The defendant nos. 1,2 and 3 shall be entitle to get their name mutated in the Municipal record as well as in the Government Revenue Record.

g. All the liabilities that have ^{in the} accrued till the filing of this compromise petition to the properties in suit shall be jointly cleared by the plaintiffs and defendants nos. 1,2 and 3.

h. The parties shall bear their own cost.

SCHEDULE 'A'

Description of joint property of both the parties.

1. ALL THAT piece and parcel of land with rooms and structures situated in village Hindpiki, thana No. 209 Thana and District Ranchi, within the jurisdiction of District Registrar and the Collectorate of Ranchi in Ward No. III and Holding no. 848, corresponding to Holding No. 281/C and new Holding no. 510 of the Ranchi Municipality and being the portion of Municipal survey plot No. 1789 marked as sub-plot no. 15 measuring two



Katha, having permanent heritable, transferable Chhaparbandi right.

ii. ALL THAT piece and parcels of land measuring 13 Kathas 8 Chhataks 0 sq.ft. along with the building standing on portion of plot no. 1786 being portion of Municipal holding no. 465 within ward no. III of the Ranchi Municipality situated at Pepee compound Ranchi, P.S. Hindpiri, Dist. Ranchi having Chhaparbandi right.

iii. Building standing on portion of Municipal survey plot no. 1698 corresponding to portion of Municipal holding no. 1211 ward no. II B new ward no. 5 Hakiyat

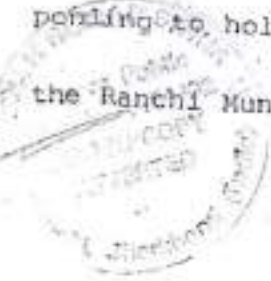
Chhaparbandi right situated at Upper Bazar town Ranchi, P.S. Kotwali, District Ranchi measuring an are 1 Katha 3 Chhataks and 28 sq.ft.

iv. ALL THAT piece and parcel of land situated in village Hindpiri, Thana No. 209 Thana and Dist. Ranchi within the jurisdiction of the District Registrar and the Collectorate of Ranchi in ward No. III and holding no. 849 corresponding to holding no. 281/C and new holding no. 510 of the Ranchi Municipality and being the portion of Municipal

an

A

W



survey plot no. 1789 marked as sub plot no. 15 measuring

8 Katha 5 Chhataks more or less.

v. Two and half stories Kothi being no. 842 measuring

an area 160 sq.Yard, situated at Dr. Mukherjee Nagar

Delhi.

vi. Flat No. 708 at Bank house 21 Rajendra Place New

Delhi measuring an area 511.25 sq.ft.

vii. Kothi no. 500-R situated at Model town Jalandhar

Punjab measuring an area....

SCHEDULE 'B'

Description of the property allotted to the plaintiff

nos. 1, 2 and 3.

1. All that piece and parcels of land measuring 13 kathas

8 Chhataks 0 sq.ft. along with the building standing on

portion of plot no. 1786 being portion of Municipal

Holding no. 465 within ward no.III of the Ranchi Municipi-

pality situated at Papee compound Ranchi, P.S. Hindpiti,

Dist. Ranchi having Chhaparbandi right.

ii. Kothi no. 500-R situated at Model town Jalandhar

Punjab measuring an area.....



SCHEDULE 'C'

Description of the property allotted to the defendant
nos. 1, 2 and 3.

1. All that piece and parcel of land with rooms and structures situated in village Hindpiti, Thana No. 209 Thana and Dist. Ranchi, within the jurisdiction of District Registrar and the Collectorate of Ranchi in Ward no. III and Holding no. 848, corresponding to holding no. 281/C and new Holding No. 510 of the Ranchi Municipality and being the portion of Municipal survey plot No. 1709 marked as sub-plot no. 15 measuring Two Kathas, having permanent heritable, transferable Chhaparbandi right.
- ii. Building standing on portion of Municipal survey plot no. 1698 corresponding to portion of Municipal holding no. 1211 ward no. II B new Ward no. 5 Hakiyat Chhaparbandi right situated at Upper Bazar town Ranchi, P.S. Kotwali, Dist. Ranchi measuring an area 1 katha 3 chhataks and 28 sq.ft.



iii. All that piece and parcel of land situated in village Hindpiri, Thana No. 209 Thana and District Ranchi within the jurisdiction of the district Registrar and the Collectorate of Ranchi in ward No. III and holding no. 848 corresponding to holding no. 281/C and new holding no. 510 of the Ranchi Municipality and being the portion of Municipal survey plot no. 1789 marked as sub plot no. 15 measuring 8 katha 5 chhataks more or less.

v. Two and half stories Kothi being no. 842 measuring and area 160 Sq. Yard, situated at Dr. Mukherjee Nagar Delhi.

vi. Flat No. 708 at Bank House 21 Rajendra Place New Delhi measuring an area 511.25 sq.ft.



It is therefore prayed that your honour may be pleased to accept the terms of the compromise and pass a decree in terms thereof making the compromise petition as part of the decree.

1. Surjit Singh

2. Manjeet Kaur

3. Gurninder Singh

~~Atkhal~~
for defendant -
No 1, 2 & 3
20/12/01

~~Atkhal~~ (Shanti Bheem)

4. Parvinder Singh

5. Prabh Kaur Kohli

6. Indrajit Kaur

7. Surinder Gill

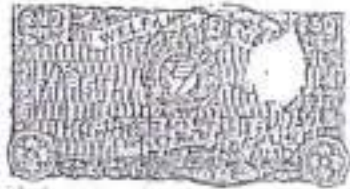
8. Harvinder Kaur

9. Davinder Kaur Kohli

10. Jatindev Lal Singh

By
Amal Singh
20/12/01
(for the plaintiff)





AFFIDAVIT

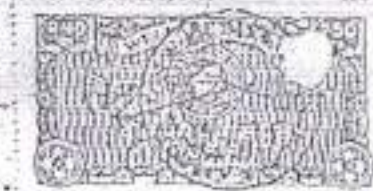
I, Paramjit Singh the plaintiff no.2 do hereby solemnly affirm and declare that the statement made in the compromise petition are true to the best of my knowledge, information and belief.

Sworn and signed at Ranchi on this the 20th day of December 2001.

20.12.2001 - Paramjit Singh
Identified by B. K. Singh
20/12/01

Paramjit Singh
Identified by
20/12/01

20/12/2001



AFFIDAVIT.

I, Sr. Surjit Singh the defendant no.1 do hereby solemnly affirm and declare that the statement made in the compromise petition are true to the best of my knowledge, information and belief.

Sworn and signed at Ranchi on this the 20th day of December 2001.



Surjit Singh
Identified by
20/12/01
Checked by
23/12/02





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि पत्र

Duplicate-copy CRSLP/1401/17676

5/4/2024



जिला का नाम	राँची	अनुमंडल नाम	सादर	अंचल का नाम	शहर	इल्का	इल्का-02			
इस्टेट का नाम	झारखण्ड	भाग	वर्दमान(VOL)	पृष्ठ संख्या	वर्दमान	89	भाग नं.	209		
क्रमिक संख्या	केस नं.	मौजा का नाम/ राजस्व धरानं	धराना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिप्रेत विषयमें नामांतरण संबंधित है	खाला नं.	वहीट नं.	शेअफल	
17676	3331 /R27	हिन्दपीढ़ी/ 209	राँची	04/05/2024	By Succession ममीन से सम्बंधित दस्तावेज	खाला नं. 65	वहीट नं. 6	शेअफल	वर्दमान	
	2023 - 2024				Dated	56	22.28	डिसमील	54	
केस का नाम : (PARAMJIT SINGH/PIL-LATE GURBACHAN SINGH, जाति-----, पता-BESIDE MAHARANA APARTMENT PE PE COMPOUND RANCHI JHARKHAND) एवं (LATINDER PAL SINGH/PIL-LATE GURBACHAN SINGH, जाति-----, पता-BESIDE MAHARANA APARTMENT PE PE COMPOUND RANCHI JHARKHAND)				जमादती रैयत का नाम : वीनेन्द्र पाल सिंह-पिता-स्वा गुजबन सिंह				विक्रेता का नाम : SHANTI DEVI,PARAMJIT SINGH,LATINDER PAL SINGH, PIL-LATE GURBACHAN SINGH, जाति-----, पता-BESIDE MAHARANA APARTMENT PE PE COMPOUND RANCHI JHARKHAND		
राजस्व कार्यावली इल्का-02 को आवश्यक कार्यावली एवं सूचनाएं इस्तेमालीरत। यह एक कंप्यूटर जनित प्रती है यह प्रथम केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।										
<p>Signature valid</p> <p><i>Digitally signed by</i></p> <p>Munshree Ram</p> <p>अचलाधिकारी शहर</p>										

कोरोना के उड़ जाऐंगे प्राण, जब सड़क पर न जाएँ इन्सान

ऑनलाइन जांचा



शहर हिन्दपीठी 209 PARAMJIT SINGH, JATINDER PAL SINGH		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
65	1786	0 एकड़ 22.28 डिसमील 0 हेक्टर

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

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

मांग बाबत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2023-2024)	
माल (नकदी)	54.00				54.00	54.00
गुजारी (भावली)	13.50				13.50	13.50
सेस	27.00				27.00	27.00
सूद	27.00				27.00	27.00
मूतफरकात	27.00				27.00	27.00
मीजान	10.80				10.80	10.80
	132.30				132.30	132.30

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2023-2024)		
माल (नकदी)				54.00	54.00	
गुजारी (भावली)				13.50	13.50	
सेस				27.00	27.00	
सूद				27.00	27.00	
मूतफरकात				27.00	27.00	
मीजान अदायकारी				10.80	10.80	
				132.30	132.30	

(१) मीजान कुल (लफ्जों में) : Two Hundred Sixty Four Rupees and Sixty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 264.60

तारीख अमला तहसील कुनिन्दा : 04-05-2024

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



१

ऑनलाइन जाँचा

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Ranchi Municipal Corporation, Ranchi

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

Memo No. : SAM/027/423910/2024-2025

Date : 01-06-2024

Effective: First Quarter 2024-2025

Mr/Mrs/Ms: JATINDER PAL SINGH S/O LT GURBUCHAN SINGH, PARMJEET DINGH S/O LT GURBACHHAN SINGH
Address: P P COMPOUND RANCHI BESIDE MAHARANA APARTMENT

You are hereby informed that your New Holding Number - 0270002415000A2 in Ward No - 27 , New Ward No - 23 has been done, on the basis of your self-assessment declaration form, the annual rental price has been fixed at Rs 2430/- based on your self assessment declaration.

Accordingly the tax per quarter will be as follows.

Self assessment tax notice		
SL. No.	Particulars	Amount (in Rs.)
1.	House Tax	607.5
2.	Water Tax	0
3.	Latrine Tax	0
4.	RWH Penalty	0
5.	Education Cess	0
6.	Health Cess	0
Total Amount (per quarter)		607.5



To be signed by the Applicant

Note:-

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

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





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,

PARAMJIT SINGH AND JATENDRA PAL SINGH
PP COMPOUND , RANCHI, 834001

Re:sanction of your building plan case no. **RMC/BP/0494/W23/2024** dated **13/6/2024** for grant of license on Dated **18/7/2024** for the **Building Development Permit** in Khata No.: **NA** on RS Plot no.: **M S PLOT NO. 1786** Situated in Colony/Street: **Mohalla/Bazar/Road: .**

Sir,

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

1. You have to pay the balance fee of **RS.285969/-**
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.153638/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र में होने की स्थिति में)		

05/08/24
Poonam Tiwari
 जाँच अधिकारी का हस्ताक्षर
 तिथि सहित



w
 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित
Mani Tripathi
 DSR, Ranchi

15/18



Pre Registration Docket

Date :- 05-08-2024 11:51 am

Office Name :- SRO - Ranchi

Token No:- 202400095945

Appointment :- 05-Aug-2024 Time:- 12:33

Article	Development Agreement
Pre Registration Date	26-Jul-2024
No. Of Pages	74
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 8,12,927.

Property Id: **1274815**

Valuation No. : 1737001 / 2024	:- 2024-2025	Date : 26-july-2024 23:15:PM	
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hindpiri	Village/City : Hindpiri	
Hindpiri Ward No 23 Village Code 209 - Other road			
Volume Number - 10			
Page Number - 89			
Holding Number - 0270002415000A2			
Khata Number - 00			
Plot Number - 1786			
Property Rates			
Commercial Land (Y)			
₹1455480/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	22.28 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 22.28 x 1455480=32428094.4	₹3,24,28,094/-
A	Total		₹3,24,28,094/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,24,28,100/-
Total Amount in Words : Three Crore Twenty Four Lakhs Twenty Eight Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PART PLOT OF 1786/LAND OF SMT. GURBIR KAUR, West: PART PLOT OF 1786/LAND OF MOHAN LAL VADHER, South: PEE PEE ROAD, North: PART PLOT OF 1786/LAND OF SHANTI LAL CHAUHAN
Area	Land area : 22.28 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	32428094.4
Transaction Amount	-

CLAIMANT	PANCHRATNA PROMOTERS PRIVATE LIMITED-Mr. PIYUSH MORE, ,Father/Husband Name KAMAL KUMAR MORE,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-24-Feb-2010,Permission Case No.- , Aadhaar No. *****8604, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Pin Code-834001
	PANCHRATNA PROMOTERS PRIVATE LIMITED-Mr. PRATEEK MORE, ,Father/Husband Name KAMAL KUMAR MORE,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-24-Feb-2010,Permission Case No.- , Aadhaar No. *****0165, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Pin Code-834001
EXECUTANTS	-Mr. PARAMJIT SINGH, ,Father/Husband Name LATE GURBACHAN SINGH,, Party Category-Individual , PAN No.- Date Of Birth-07-Oct-1952,Permission Case No.- , Aadhaar No. *****3674, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - BESIDE MAHARANA APARTMENT PEE PEE COMPOUND RANCHI, Pin Code-834001
	-Mr. JATINDER PAL SINGH, ,Father/Husband Name LATE GURBACHAN SINGH,, Party Category-Individual , PAN No.- Date Of Birth-07-Oct-1966,Permission Case No.- , Aadhaar No. *****7944, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - BESIDE MAHARANA APARTMENT PEE PEE COMPOUND RANCHI, Pin Code-834001.

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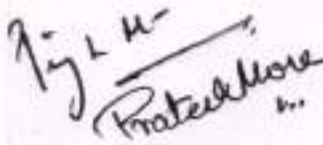
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,220
Total		2,220
Fee Rule:Development Agreement		
1	A1	8,10,703
2	LL	3
3	PR	1
Total		8,10,707

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

कोरोना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी





Document Registration Summary 1

Date : 06-Aug-2024

- Government/Market Value: ₹32428100/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 06-08-2024 Presented at SRO - Ranchi
Signature of Presenter

[Handwritten Signature]
SRO - Ranchi

Receipt : 1089518

Receipt Date : 06-08-2024

Presenter Name : -

PR	₹1
SP	₹2220
LL	₹3
A1	₹810703
Stamp Duty	₹100

Total ₹813027

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	PanchratnaPromotersPrivateLimitedThroughAnyOfItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2403407591 DEPT Transaction Id : 0b69970d999e05fe7b0de Transaction Type :	100
PR	1	1	0	GRAS	PanchratnaPromotersPrivateLimitedThroughAnyOfItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2403407666 DEPT Transaction Id : b996d3dbe39f963f229f Transaction Type :	1
SP	2220	2220	0	GRAS	PanchratnaPromotersPrivateLimitedThroughAnyOfItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2403407666 DEPT Transaction Id : b996d3dbe39f963f229f Transaction Type :	2220
A1	810703	810703	0	GRAS	PanchratnaPromotersPrivateLimitedThroughAnyOfItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2403407666 DEPT Transaction Id : b996d3dbe39f963f229f Transaction Type :	810703
LL	3	3	0	GRAS	PanchratnaPromotersPrivateLimitedThroughAnyOfItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2403407666 DEPT Transaction Id : b996d3dbe39f963f229f Transaction Type :	3
Sub Total	812931	813027	-96				

Article : Development Agreement Number of Pages : 148

Signature of Operator

[Handwritten Signature]
Signature of Head Clerk



[Handwritten Signature]
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 :- 202400095945

Deed Type	Development Agreement
Number of Pages	148
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 2220, A1 :- Rs. 810703, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.32428094/- ,Transaction Amount :- Rs.0/-
Property Details	<p>District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hindpiri Location :- Other road, Hindpiri Ward No 23 Village Code 209</p> <p>Property Boundaries :- East: PART PLOT OF 1786/LAND OF SMT. GURBIR KAUR, West: PART PLOT OF 1786/LAND OF MOHAN LAL VADHER, South: PEE PEE ROAD, North: PART PLOT OF 1786/LAND OF SHANTI LAL CHAUHAN</p> <p>Volume Number - 10Page Number - 89Holding Number - 0270002415000A2Khata Number - 00Plot Number - 1786</p> <p>Area Of Land :- 22.28 Decimal</p>










Sh./Smt.PARAMJIT SINGH s/o/d/o/w/o LATE GURBACHAN SINGH has presented the document for registration in this office

today dated :- 06-Aug-2024 Day :- Tuesday Time :- 13:33:27 PM






PARAMJIT SINGH(Individual)

Party Name	Document Type	Document Number
PARAMJIT SINGH	PAN/UID	*****3674

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	PARAMJIT SINGH Address1 - BESIDE MAHARANA APARTMENT PEE PEE COMPOUND RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Paramjit Singh Address:- BESIDE MAHARANA APARTMENT, , PE PE COMPOUND, , RANCHI, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:71			
2	JATINDER PAL SINGH Address1 - BESIDE MAHARANA APARTMENT PEE PEE COMPOUND RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Jatinder Pal Singh Address:- BESIDE MAHARANA APPARTMENT, , PE PE COMPOUND, , ranchi, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:57			
3	PRATEEK MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Prateek More Address:- , Satyanarayan Sitaram, , Gandhi chowk Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:			

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

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUNIL GOYAL S/o-D/o GANESH AGARWAL Address1 - GOSHAI TOLI CHUTIA RANCHI, 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	SUNIL GOYAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - , , , Jharkhand			

Signature of Operator 



Seal and Signature of Registering Officer

Abhishek Mani Tripathi
 DSR, Ranchi

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**PARAMJIT SINGH , JATINDER PAL SINGH**) has/have admitted the execution before me. He/ She/ They has / have been identified by (**SUNIL GOYAL** , Son/Daughter/Wife of (**GANESH AGARWAL**) resident of (**GOSHAI TOLI CHUTIA RANCHI**) and by occupation (**Business**) .



Signature of Registering Officer

Date:- 06-Aug-2024



Seal and Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi



Token No.: 202400095945

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **06-Aug-2024** by **PARAMJIT SINGH, S/O, D/O, W/O LATE GURBACHAN SINGH** resident of **BESIDE MAHARANA APARTMENT PEE PEE COMPOUND RANCHI, RANCHI,**
This deed was registered as Document No:- **2024/RAN/7177/BK1/6555** in Book No :- **BK1**, Volume No :- **829**
from Page No :- **297** to **444** at, office of **SRO - Ranchi**

Date:- **06-Aug-2024**

Registering Officer

Manish Mani Gupta

DSR, Ranchi

MS
06/08

