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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : db2cab21cfea088bb96d

Receipt Date : 17-Feb-2024 11:09:42 am

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 202400020699

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : NISITH KESHARI CONSTRUCTIONS PVT
LTD Through Its Director PARITOSH
KESHRI (Vendee)

GRN Number : 2400725487



-- For Office Use --

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 या 1 क सं० 5 के अधीन यथावत स्टाम्प
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

Jyoti Kumar

Ridni Sahay Bikha Sahay निबंधन पदाधिकारी

Dr. Prashant

Vaibhav Mani Tripathi

Kupate

Supul Kumar

Chand

Net

Richasahay

Parth Kumar

Ankur Anand

Prabha Sahay

DSR, Ranchi

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

सम्पत्ति का मूल्य - 310,5200

मुद्रांक - 50

T.D.S. -

17/2/24

मार्ग दर्शिका पंजी से मिलान किया
जमीन का दर/डी० 1529854
कच्चा कमान का दर/वर्ग फीट
पक्का कमान का दर/वर्ग फीट
परलेंट का दर/वर्ग फीट



17.2.24

एत पञ्चालन वो भूमि घोडाला
एवं छारामहल लीज की सूची
में दर्जित प्लॉट एवं नाम दर्ज
नही है।
17/2/24

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 17th day of February, 2024 of the Christian Era at Ranchi.

BETWEEN

(1) SANJAY SAHAY (UID- XXXX XXXX 6104) (2) SAMIR KUMAR (UID- XXXX XXXX 8647) both sons of Late Anand Mohan Sahay, grandsons of Late Balgovind Sahay (3) KUMAR PRASHANT (UID- XXXX XXXX 4007) (4) RIDHI SAHAY (UID- XXXX XXXX 8432) (5) RICHA SAHAY (UID- XXXX XXXX 2166) son and daughters of Late Dr. Birendra Sahay, grandson and grand-daughters of Late Madanmohan Sahay (6) ANKUR ANAND (UID- XXXX XXXX 3182) son of Late Meera Sahay and Vinod Kumar Verma, grandson of Late Shambhu Nath Verma (7) MEETA SAHAY (UID- XXXX XXXX 5327) (8) KUMUD SAHAY (UID- XXXX XXXX 5521) (9) PRABHA SAHAY (UID- XXXX XXXX 1597) (10) BIBHA SAHAY (UID- XXXX XXXX 3845) all daughters of Late Krishna Mohan Sahay, granddaughters of Late Balgovind Sahay (11) MUKUL KUMAR (UID- XXXX XXXX 9317) son of Late Prem Mohan Sahay, grandson of Late Balgovind Sahay (12) JYOTI KUMARI (UID- XXXX XXXX 9954) Wife of Late Ujjwal Kumar, daughter of Late Harindra Narayan, granddaughter of Late Prem Mohan Sahay, all by Faith- Hindu, by Caste- General, Excluded from CNT Act 1908, all resident of Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Jharkhand, hereinafter called/or referred to as the **LAND OWNERS** (which expression shall unless it be repugnant to the context or meaning thereto, mean and include his heirs, administrators, executors, legal representatives, assigns and/or successors-in-interest) of the **FIRST PART.**

Prabha Kumar

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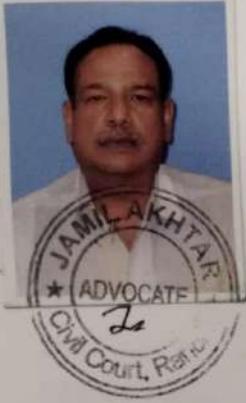
Kr. Prashant
Ankur Anand
Meeta Sahay

नैर मजसुवा प्रतिनिधित सूचि से
खाता... 51... 1477
का मिलान किया दर्ज नही पाया
17/2

मिलान वन भूमि
दर्ज नही है।
17/2/24

Richa Sahay
Ankur
Mukul Kumar
Jyoti Kumari
Richa Sahay
Prabha Sahay
Bibha Sahay

17.02.24



The photographs affixed hereto, all signatures and fingers print are taken in my presence

17/2/2024
17/02/2024



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दिनांक 17/02/24 समय 10:01
रजिस्ट्रेशन अधिनियम 1998 धारा 52 के नियम 38
श्री Sanjay Saha
पिता श्री/स्व. Arun Mohan Saha
निवास स्थान Upper Bazar Anchi
पेशा Service जो लेख्यकारों के दावेदार या
अवर निबंधक द्वारा प्रमाणित
मुख्तारनामा सं. वर्ष के अधीन
लेख्यकारियों या दावेदारों में से एक श्री
के अभिकर्ता ने दि. के पुर्वाहन/अपराहन
में अवर निबंधन कार्यालय
निबंधन के लिए पेश किया

Mupali

निबंधन पदाधिकारी का हस्ताक्षर
17/02/2024
Vaibhav Mani Tripathi
DSR, Ranchi

Land Owner No. 2






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Land Owner No. 3





Mr. Prashant

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Land Owner No. 4






Ridhi Salay

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Land Owner No. 5






Richa Salay

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Land Owner No. 6






Ankur Anand

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Land Owner No. 7





Meeta Sahay

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Land Owner No. 8

(8)






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Im
Civil Court

Land Owner No. 9

Prabha Sahay






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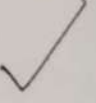


Im
Civil Court, Ranchi

Land Owner No. 10

Bahar Sahay

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Land Owner No. 11

Mukul Kumar

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Land Owner No. 12

Jyoti Kumari

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AND

M/S NISITH KESHARI CONSTRUCTIONS PVT. LTD. (PAN-AADCN2392Q) having its registered office at- 221, First Floor, Tirath Mansion, Near Over Bridge, 5, Main Road, P.S. Chutia, District Ranchi, Jharkhand, through its Director **PARITOSH KESHRI** (UID- XXXX XXXX 2318) son of Late Nawal Kishore Keshri, grandson of Late Ram Lakhan Saw, by Faith- Hindu, by Caste- General, Excluded from CNT Act 1908, by Occupation- Business, resident of HIG-21, Argora Housing Colony, P.S. Argora, District- Ranchi, Jharkhand, herein after

Paritosh Kumar

Richa Lalay
17.02.24
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Ridhi Sahay
Ko. Prashant
Ankur Anand
Mechha Sahay
Parabha Sahay

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Bilaha Sahay

called the "BUILDER" (Which expression shall mean and includes its successor-in-interests and assigns) of the SECOND PART.

WHEREAS the First Party are absolute owners seized peaceful possession and having well and sufficient right, title and interest over 20.20 Decimals (more or less) with structure being portion of M.S. Plot No. 1476 and 1477, M.S. Holding No. 312 and 311 (Old) New Holding No. 0220005813003Z0 within Ward No. 1 (Old) New Ward No. 22, situated at Village- Ranchi, Swami Sharaddhanand Road, Thana No. 205, P.S. Kotwali, District- Ranchi, free from all sort of encumbrances.

AND WHEREAS the name of Balgovind Sahay is recorded as Owner and occupier in Municipal Survey Record of Rights published in the year 1929.

AND WHEREAS the said recorded tenant Balgovind Sahay died leaving behind four sons namely Dr. Madanmohan Sahay, Sri Krishna Mohan Sahay, Sri Anand Mohan Sahay and Sri Prem Mohan Sahay as his legal heirs and successors, who jointly inherited the aforesaid property.

AND WHEREAS the said Madanmohan Sahay died leaving behind only son Birendra Sahay, who also died leaving behind son Kumar Prashant and daughter Richa Sahay and Ridhi Sahay, who jointly inherited 1/4th share of the scheduled property and came in peaceful possession over the same.

AND WHEREAS Krishna Mohan Sahay died leaving behind five daughters Late Meera Sahay, Meeta Sahay, Kumud Sahay, Prabha Sahay and Bibha Sahay, Meera Sahay Died leaving behind only Son Ankur Anand who also jointly inherited 1/4th share of the scheduled property and came in peaceful possession over the same.

AND WHEREAS the said Anand Mohan Sahay died leaving behind two sons namely Sanjay Sahay and Samir Kumar, who jointly inherited 1/4th share of scheduled property and came in peaceful possession over the same.

AND WHEREAS Prem Mohan Sahay also died leaving behind two sons Mukul Kumar and Ujjwal Kumar, whereas the said Ujjwal Kumar died leaving behind wife Jyoti Kumari, who jointly inherited 1/4th share of the scheduled property and came in peaceful possession over the same.

Prabha Sahay

Richa Sahay
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Ankur Anand

Mukul Kumar
Jyoti Kumari
17/2/24
Ridhi Sahay
Ko Prashant

Meeta Sahay
Prabha Sahay
Bibha Sahay

AND WHEREAS the Landowners/First Parties have got their respective name mutated in Town Anchal, Ranchi through Rent Fixation vide Case No. 146R27/2005-06, 951R27/2022-23 and 953R27/2022-23, the landowners have also got their name mutated in Ranchi Municipal Corporation Ranchi through Holding No. 0220005813003Z0 and are paying rent/taxes regularly to the State Govt.

AND WHEREAS the LAND OWNERS have approached and offered the BUILDER to develop their landed property and construct a multi-storied residential-cum-commercial building namely "**BALGOVIND SAHAY TOWER**" thereon according to the map duly sanctioned by the Ranchi Municipal Corporation, Ranchi vide its **B.C. Case No. RMC/BP/0330/W18/2022 dated 31.12.2023**. The BUILDER has accepted the offer and hereto agreed to develop the landed property on the terms and conditions hereinafter appearing.

AND WHEREAS the LAND OWNERS and the BUILDER have agreed on the terms and conditions hereinafter appearing.

That the DEVELOPER*shall develop and construct multi-storied residential-cum-commercial Building namely "**BALGOVIND SAHAY TOWER**" spread over B+G+1st Floor to 4th Floor in which basement is reserved for car parking space and Ground Floor, First Floor and Second Floor are commercial space/unit whereas Third Floor and Fourth Floor are residential/dwelling unit over the land of First Schedule strictly as per sanctioned plan by the R.M.C. Ranchi and the DEVELOPER shall abide by the rules, regulations, bye-laws of R.M.C. Ranchi and all the obligations under the law shall be completed by the DEVELOPER in this regard.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH and it is hereby agreed by the LAND OWNERS and DEVELOPER as follows:

ARTICLE-I-DEFINITIONS

1.1 LAND OWNERS/FIRST PARTY shall mean (1) **SANJAY SAHAY** (2) **SAMIR KUMAR** both sons of Late Anand Mohan Sahay, (3) **KUMAR PRASHANT** (4) **RIDHI SAHAY** (5) **RICHA SAHAY** son and daughters of Late Dr. Birendra Sahay (6)

Richa Sahay
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Jyoti Kumari
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Ridhi Sahay
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Ridhi Sahay

ANKUR ANAND son of Late Meera Sahay and Vinod Kumar Verma (7) MEETA SAHAY (8) KUMUD SAHAY (9) PRABHA SAHAY (10) BIBHA SAHAY all daughters of Late Krishna Mohan Sahay (11) MUKUL KUMAR son of Late Premmohan Sahay (12) JYOTI KUMARI wife of Late Ujjwal Kumar and their legal heirs, successors, executors, administrators and representatives.

- 1.2 **BUILDER/SECOND PARTY - M/S NISITH KESHARI CONSTRUCTIONS PVT. LTD.** through its Director **PARITOSH KESHRI** which shall mean and include its heirs, administrators, executors and assigns.
- 1.3 **LANDED PROPERTY** shall mean all that piece and parcel of land more particularly described in the **FIRST SCHEDULE** herein below.
- 1.4 **NEW BUILDING** shall mean the building to be constructed on the landed property in accordance with the plan sanctioned by the R.M.C. particularly described in the Second Schedule. The said Residential-cum-Commercial Building containing flat/dwelling unit, shop/office space/car parking lots and other common facilities and amenities known as "**BALGOVIND SAHAY TOWER**".
- 1.5 **FLAT/UNIT** shall mean super built up area consisting of bedrooms, living rooms, bathrooms, kitchen, balcony, verandah, terrace gardens & common area etc.
- 1.6 **SHOP/OFFICE SPACE** shall mean built up area/carpet area for commercial/business purposes.
- 1.7 **PARKING SPACE** shall mean the place of area reserved for parking of motor cars allocated to each flat/unit.
- 1.8 **COMMON FACILITIES** and amenities shall include corridors, roof, stairways, passage ways, drive ways, common lavatories, community centre, pump room, generator room, tube well,

Paulth Ken

Richa Sahay
Ankur Anand

Jyoti Kumari
17/2/24
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to Prachin

Meeta Sahay
Prabha Sahay
Bibha Sahay

overhead tank, water pumps, motor, one guard room with toilet, and lift arrangement and other facilities which may be mutually agreed upon between the parties are required for the establishment, location, enjoyment, provisions, maintenance and management of the building including roof terrace of the building, common amenities of the said building, common amenities of the said building more particularly described in the THIRD SCHEDULE.

1.9 COMMON EXPESNES shall mean and include a proportionate share of the cost, charges and expenses for working maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property more particularly described in **FOURTH SCHEDULE.**

Particular

1.9(i) The expenses accrued on all this accounts or any other account relating to the said property and the building shall be payable by all the flat/shop/office owners. The flat/shop/office owner's association shall be apex body relating to interest of all the flat/shop/office owners and shall work for the peaceful living/business of all members.

1.9(ii) It shall be obligatory on the part of the Owners to become member of the flat/shop/office owners association or society formed by the members staying in the said building.

1.9(iii) The Owners shall, from the date of taking possession, maintain the said flats/shops/offices at their own cost in a good and tenantable condition and shall not do or cause to do anything in or to the said building or part thereof which may be against the bylaws of local authority or any of the statutory bodies of which may cause hardship to other co-occupants nor shall the Owners alter or make additions in or above the said building/flat/shop/office or part thereof.

Richasabay
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Ankur Anand

Muchun
Jyoti Kumari
17/2/24
Lidhi Salay

Meeta Salay
[Signature]
Page | 9
Prakha Sahay
Bilka Sahay

1.10 SALEABLE SPACE- It shall mean the space super built-up/built-up/carpet area in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

1.11 OWNER'S ALLOCATION- It shall mean the owners shall be entitled

(a) Flats/Dwelling Units and Commercial Space/Shops as mentioned below.

(b) 70% of the parking area on the basement.

Part A

Shop/Flat	Floor	Area (Super Built-up)
Shop-1	Ground	490 Sq.Ft.
Shop-3	Ground	680 Sq.Ft.
Shop-5	Ground	400 Sq.Ft.
Shop-6	Ground	860 Sq.Ft.
Shop-7	Ground	310 Sq.Ft.
Shop-8	Ground	345 Sq.Ft.
Shop-10	Ground	225 Sq.Ft.
Shop-1	First	1205 Sq.Ft.
Shop-2	First	785 Sq.Ft.
Shop-3	First	870 Sq.Ft.
Shop-4	First	460 Sq.Ft.
Shop-5	First	1175 Sq.Ft.
Shop-6	First	420 Sq.Ft.
Shop-7	First	225 Sq.Ft.
Shop-8	First	400 Sq.Ft.
Flat No. 3-A	Third	1575 Sq.Ft.
Flat No. 3-B	Third	1325 Sq.Ft.
Flat No. 3-C	Third	1280 Sq.Ft.
Flat No. 3-D	Third	1450 Sq.Ft.
Flat No. 4-A	Fourth	1575 Sq.Ft.
Flat No. 4-B	Fourth	1325 Sq.Ft.
Flat No. 4-C	Fourth	1280 Sq.Ft.
Flat No. 4-D	Fourth	1450 Sq.Ft.
Total Area		20110 Sq.Ft.

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Prish
Mr. Prashant
Ankur Anand

Mukul Kumar
Jyoti Kumari
17/2/24
Ridhi Sahay

Meeta Sahay
Page | 10
Pooja Sahay
Bilha Sahay

Along with undivided proportionate share of land and all common facilities and amenities in "BALGOVIND SAHAY TOWER" (without anything in cash, financial or negotiable instrument, bill or kind) in the aforesaid building as per specifications mentioned in FOURTH SCHEDULE, herewith and agreed upon by the OWNERS. The owner shall contribute towards the Electric Meter and Generator charges proportionate to the area known as Owner's Allocation.

1.11(i) In the event of builder carrying out any extra work in the owner's allocated flat/shop/office, the owners shall have to bear the cost of extra work. However, the builder undertakes to make changes in the internal layout of rooms of owner's share of flat/unit/shop/office at additional cost if any.

1.12 DEVELOPER'S ALLOCATION- It shall mean the owners shall be entitled

(a) Commercial Space/Shops as mentioned below.

(b) 30% of the parking area on the basement.

Shop/Flat	Floor	Area (Super Built-up)
Shop-2	Ground	425 Sq.Ft.
Shop-4	Ground	750 Sq.Ft.
Shop-9	Ground	175 Sq.Ft.
Shop-1	Second	1205 Sq.Ft.
Shop-2	Second	785 Sq.Ft.
Shop-3	Second	870 Sq.Ft.
Shop-4	Second	460 Sq.Ft.
Shop-5	Second	1175 Sq.Ft.
Shop-6	Second	420 Sq.Ft.
Shop-7	Second	225 Sq.Ft.
Shop-8	Second	400 Sq.Ft.
Total Area		6890 Sq.Ft.

The Builder/Second Party shall be entitled to transfer its allotted shares to the intending purchaser/purchasers through this Registered Development Agreement as provided u/s 5(1)&(2) of the Jharkhand Apartment (Flat) Act 2011.

Richa Sahay
for
Prabhu
for Prabhukant

Mukul Kumar
Jyoti Kumari
17/2/24
Ridhi Sahay

Ankur Anand
Meeta Sahay
Prabha Sahay
Bilika Sahay

1.13 TRANSFER with its grammatical variations shall mean transfer by voluntary handing over of possession and by any other means, adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof, although the same may not be within the definition of the term as given in the transfer of property Act or other enactments.

1.14 TRANSFEREE – It shall mean any natural or juristic persons like individual company, Association to whom any space in the building has been transferred.

1.15 SUPER BUILT-UP AREA shall mean and include the carpet areas of flat, unit, shop, office wall area, veranda/balcony/cupboard area, the proportionate area of staircase, guardroom and generator room and all common facilities.

TOTAL CONSTRUCTED AREA FLOOR WISE AS PER THE APPROVED MAP

Floor	Commercial/Residential	Area (SBA)
Ground	Commercial	4660 Sq.Ft.
First Floor	Commercial	5540 Sq.Ft.
Second Floor	Commercial	5540 Sq.Ft.
Third Floor	Residential	5630 Sq.Ft.
Fourth Floor	Residential	5630 Sq.Ft.
	Total	27000 Sq.Ft.

Prabha

ARTICLE-II COMMENCEMENT

This agreement shall be deemed to have commenced from the date of signing and registering of this agreement or handing over the vacant possession of land in the First Schedule below whichever is later.

ARTICLE-III-THE SCHEME

The scheme as formulated by the **DEVELOPER** and agreed upon by the owners.

Richa Salay
Prabha
Prabha
Ko. Prashant
Ankur Anand

Mulraj/Am
Jyoti Kumari
17/2/24
Ridhi Sahay

Meeta Sahay
(Signature)

Page | 12
Prabha Sahay
Bilaha Sahay

III.1 It shall be the responsibility of the BUILDER to make the landed property ready and suitable for development at its own cost and any material or thing retrieved or anywise recovered from the landed property in process shall be property of the BUILDER.

ARTICLE-IV : DEVELOPER'S RIGHT

1. The LAND OWNERS hereby grants subject to what has been hereinafter provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said Building by entering into agreement for sale of the flat/unit/shop/office from the builders share as per the plan duly sanctioned by R.M.C. Ranchi.
2. The DEVELOPER shall be entitled to prepare or alter the plan, if or as may be required under R.M.C. rules after written intimation to the owners, at his own costs, and shall pay and bear all fees, including architects, charges as required to be paid or deposited for the sanction by R.M.C. Ranchi and for the construction of the Building, provided however, that the DEVELOPER shall be exclusively entitled to all refund in any or all payments, all deposits made by DEVELOPER.
3. The DEVELOPER shall develop the scheduled land and construct thereon a multistoried residential-cum-commercial building by itself and at its own cost and expense.

ARTICLE-V: BUILDING CONSIDERATION

1. On the LAND OWNER'S representation about their right, title, interest and possession over the said property and relying upon the LAND OWNERS personal guarantee that they have made full and correct disclosures and that they have full right, indefeasible title and absolute authority to enter into this agreement and the BUILDER upon fully and completely being satisfied with the right, title and interest of the land owners aforesaid property by exercise of due diligence, has accepted the offer.

Richa Sahay
for
Prabha
K. Prasad
Ankur Prasad

Prabha Sahay
Jyoti Kumari
17/2/24
Ridhi Sahay

Meeta Sahay
(Signature)
Prabha Sahay
Ridhi Sahay

2. In consideration of the LAND OWNERS having agreed to permit the DEVELOPER to commercially exploit this land property and construct, erect and to complete the buildings along with all fittings and fixing and handing over of owners share as a whole within a period of 24 (twenty four) months, with 6 months grace period for the same after sanctioned of plan.
3. The BUILDER shall complete the proposed project on its own cost and expenditure.
4. To give possession of the OWNER'S ALLOCATION by the BUILDER after completion of said building.
5. The BUILDER shall be entitled to mortgage, charge or deal with the areas known as the BUILDER'S ALLOCATION, and the right, title, interest on his share under this agreement.

ARTICLE-VI : FORCE MAJEURE

The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of the *force majeure* and shall be exempted from the obligation during the duration of the *force majeure*.

'FORCE MAJEURE' shall mean flood, earthquake, riot, war, storm, tempest, civil commotion and/ or any other act or omission beyond the control of the DEVELOPER.


ARTICLE-VII-MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered into his agreement purely on contractual basis and this agreement is in the nature of collaboration agreement between the builder and owners for mutual benefit.
2. The BUILDER shall, while creating any lien/charge upon the builder's allocation, always keep the landowner's fully and completely unaffected against all its consequences.
3. Any finances/moneys obtained by the BUILDER from banks, financial institutions, and/or from prospective buyers of flats on the

Pankaj Kumar

Richa Sahay
for
K. Prakash

Mukul Kumar
Jyoti Kumari
17/2/24
Ridhi Sahay


Ankur Anand
Meeta Sahay
Prabha Sahay
Bilha Sahay

landed property shall only be utilized for the construction and completion of the building till the time of its completion and handing over of the land owner's share.

4. The BUILDER shall always keep the LAND OWNERS fully and completely protected against all and any problems whatsoever that may arise related to the construction and building of the new structure and that it shall alone bear all the costs and consequences of such problems.
5. The BUILDER has further combined the adjoining land having the following details and is constructing the building namely **"BALGOVIND SAHAY TOWER"** on the entire landed property as per the sanctioned plan of RMC.
6. The BUILDER takes full responsibility to keep the owners clear from any conflicts arising out of merger of land & would maintain transparency in all the understandings done with the other parties.

Part 11

ARTICLE-VIII : LEGAL PROCEDURES

1. It is hereby agreed by the parties that all disputes and differences arising out of or in relation to these presents or concerning the development, of the property and construction of new Buildings and in relation thereto shall be referred to the sole Actuator/Arbitrator appointed with the consent of both parties and his decision shall be final and binding on the parties.
2. Only the Courts at Ranchi shall have jurisdiction to entertain try and determine or adjudicate all actions, suits and legal proceedings arising out of or in relation to these presents and the award of Arbitrator or otherwise between the parties herein shall be final.

Richa Sahay
for
Shubh
Kr. Basant
Ankur Anand

Pratibha
Jyoti Kumari
17/2/24
Ridhi Sahay

Meeta Sahay
Prabha Sahay
Bilha Sahay
Page | 15

FIRST SCHEDULE

All that piece and parcel of 20.20 Decimals (more or less) with structure being portion of M.S. Plot No. 1476 and 1477, M.S. Holding No. 312 and 311 (Old) New Holding No. 0220005813003Z0 within Ward No. I (Old) New Ward No. 22, situated at Village- Ranchi, Swami Sharaddhanand Road, Thana No. 205, P.S. Kotwali, District- Ranchi, bounded and butted as follows :-

NORTH : House of Advocate Late Ram Kumar Sahu

SOUTH : House of Pramod Jaiswal and Others

EAST : S.N Road

WEST : Ratan Lal and Others

Valuation of land for the purpose of registration

Valuation of Land measuring 20.20

@ Rs.15,39,854/- per decimals Commercial Rate

Total value of Rs. 3,11,05,200/-

Richa Sahay

for

Shri

Dr. Bhanu

Ankur Anand

Kyoti Kumari

Jyoti Kumari

17/2/24

Richa Sahay

Meeta Sahay

Prakha Sahay

Bilha Sahay

Bilha Sahay

THE SECOND SCHEDULE ABOVE REFERRED TO:
(OWNERS ALLOCATION)

All that piece and parcel of constructed area / saleable built up area in the aforesaid building together with right, title and interest in the form of residential-cum-commercial flat/unit/shop/office and proportionate share of land in the aforesaid building and common facilities and amenities including car parking space available at the said premises allotted to the LAND OWNER'S allocation.

(BUILDER ALLOCATION)

All that piece and parcel of constructed area / saleable built up area in the aforesaid building together with right, title and interest in the form of residential-cum-commercial flat/unit/shop/office and proportionate share of land in the aforesaid building and common facilities and amenities including car parking space available at the said premises after providing to the LAND OWNER'S allocation.

B. H. Verma

THE THIRD SCHEDULE ABOVE REFERRED TO: (COMMON FACILITIES)

1. The foundation, columns, beams, supports, corridors, lobbies, stairs, landings, entrances and exits which shall be utilized by the DEVELOPER but the purchasers have right to access whenever necessary for the purposes of repair maintenance etc. of common amenities and the DEVELOPER shall have right to construct if any above the roof of the building according to their proportion.
2. Pumps installation, pump room and room for staff workers if any.
3. Common passages drive ways excepting car parking spaces if any.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.

Richa Lalay
Ay
Prudh
Dr. Prashant
Ankur Arora

Prudh Kum
Jyoti Kumari
17/2/24
Ridhi Sahay

Meeta Sahay
(S)
Prabha Sahay
Bilha Sahay

5. Electrical wiring, meter and fixtures (excluding those as are installed for any particular flat).
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outer wide walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and its room.
9. One Servant room with Bathroom.
10. Such other common parts, areas, equipments, installations, fittings, covered and open space in or about the said building as necessary for passage to user and occupancy of flat or flats in common and as are easement of necessary or the building but excluding car parking space and areas.


THE FOURTH SCHEDULE ABOVE REFERRED TO: (COMMON EXPENSES)

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common areas and facilities including white washing, paints and decorating the exterior portion of the said building, the boundary walls, entrance, staircase, landings gutters, rainwater pipes, motor pump, tube well, wiring and installation sewers, drains and all other common parts, fixtures, fittings and requirements in, under or upon the building enjoyed or used in common by the owners, intending purchasers co-purchaser or other occupiers thereto after the LAND OWNERS of the building after completion.
2. The cost of cleaning, maintenance and lighting the main entrance, landings, staircase and other parts of the building as enjoyed or used in common by these occupiers of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidars, plumbers, electricians, sweepers etc. if any.

Prithvi

Richa Sahay
Ar
Arund
to Prithvi
Ankur Arand

Mycel Kum
Jyoti Kumari
17/2/24
Ridhi Sahay

Meeta Sahay

Brabha Sahay
Bibha Sahay

4. The costs of working repairs, replacement and maintenance of pumps, tube well and other plumbing works including all other service charges for services rendered in common to all occupiers i.e. lift, maintenance, Generator maintenance etc.
5. Municipal taxes and other taxes and other outgoing etc.
6. Insurance of building against earthquake, fire, mob damages and civil commotion etc.
7. All electrical charges payable in common for the common portions of the said building.
8. All such other expenses including printing & stationery also, expenses incurred in respect of any dispute with Ranchi municipal corporation, R.M.C. Ranchi or any other local authority, government, insurance company or any other persons in relation to or be deemed by the **BUILDER** or any adhoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

Parth Kumar

THE FIFTH SCHEDULE REFERRED TO ABOVE :-

1. The intending purchaser shall be entitled to all rights, privileges, vertical and lateral supports, easements, appendages, whatsoever belonging to the said building or therewith usually held, used occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the seventh schedule thereof.
2. The right of way in common as aforesaid into and upon all the common passages, driveways, entrances at all times, for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the purchaser or persons deriving title under the purchaser and / or his/ her/ their/ its servants and employees invitees and/or customers to

Richa Sabay
for
Shri
Dr. Prakash

Mulay Kumar
Jyoti Kumari
17/2/24
Ridhi Sabay

(Signature)
 Page | 19
Ankur Anand
Meeta Sabay
Prabha Sabay

obstruct in any way by vehicle, deposit of materials, rubbish or any other thing, free passage driveways, and entrance as aforesaid.

3. The right of protection of the said flat by or from all other parts of the building and property so far as they protect the same.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

1. The right of flow in common with the purchaser and other person aforesaid of electricity, water, soil or waste from and to any part (other than the said flats) to the other part of the said building through pipes, drains, wires or conduits lying or being in under reasonable for the beneficial use, occupation and enjoyment of other parts of the building.
2. The right of protection of other parts of the said building or all parts of the said flats as the same and or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or diminish any support enjoyed by other parties of the said building.

Ridhi Sahay

(SPECIFICATION INCLUDING UTILITY AREA)

FOUNDATION: R.C.C. Foundation
PLINTH LEVEL : As per design
ROOF : R.C.C. slab with proportion as per design.
WALL : AAC Block Brick 1:6 all external wall of thickness 10" & internal wall thickness 5" as per design.
FLOOR : Common floor area marble vitrified tiles/Kajaria or equivalent.

Ridhi Sahay
As
Co. Proprietor

Pravin Kumar
Jyoti Kumari
17/2/24
Ridhi Sahay

(Signature)
Page | 20
Ankur Anand
Meeta Sahay
Prabha Sahay
Belika Sahay

obstruct in any way by vehicle, deposit of materials, rubbish or any other thing, free passage driveways, and entrance as aforesaid.

3. The right of protection of the said flat by or from all other parts of the building and property so far as they protect the same.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

1. The right of flow in common with the purchaser and other person aforesaid of electricity, water, soil or waste from and to any part (other than the said flats) to the other part of the said building through pipes, drains, wires or conduits lying or being in under reasonable for the beneficial use, occupation and enjoyment of other parts of the building.
2. The right of protection of other parts of the said building or all parts of the said flats as the same and or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or diminish any support enjoyed by other parties of the said building.

Ridhi Sahay

(SPECIFICATION INCLUDING UTILITY AREA)

FOUNDATION: R.C.C. Foundation
PLINTH LEVEL : As per design
ROOF : R.C.C. slab with proportion as per design.
WALL : AAC Block Brick 1:6 all external wall of thickness 10" & internal wall thickness 5" as per design.
FLOOR : Common floor area marble vitrified tiles/Kajaria or equivalent.

Ridhi Sahay
As
For
Ko. Prakash

Myself
Jyoti Kumari
17/2/24
Ridhi Sahay

(Signature)
Page | 20
Ankur Anand
Meeta Sahay
Brabha Sahay
Bilha Sahay

CHOUKHAT : All choukhat of WPC frame/R.C.C. and flush door or commercial ply 39 mm thick.

WINDOWS: Three track sliding UPVC with glass.

WIRING : Concealed wiring with standard electrical fittings (ISI Mark)

FINISH : Standard

DOORS : Wooden frame with flush door shutter with synthetic enamel paints over a coat of primer.

ROOMFLOOR : Vitrified Tiles.

KITCHEN : Floor vitrified tiles and glazed tiles.

Platform : R.C.C. 2" thick topped with Granite.

TOILET : Floor : Glazed tiles.

INTERNAL FINISH : Finished in P.O.P. of standard make.

WATER SUPPLY : Through necessary fitting of standard make from bore well with over head tank connected with electric pump.

PIPE LINE : For water supply G.I. Pipe or P.V.C. for sewerage cement pipe as per design.

SANITARY FITTINGS: All C.P. or brass fittings of standard make. White glazed vitreous sanitary ware. Cistern of white acrylic fiber glass. Brand- Kholer/Grohe or equivalent.

STAIRCASE : Comfortable designed R.C.C. made with 1:2:4 proportions Railing made of pipe.

LIFT & GENERATOR : 2 Passenger lift for 6 person each, & 1 Structure Lift, one generator (sound proof) as required.

Ridhi Sahay
Ar
Amil
to Account

Myar/K
Jyoti Kumari
17/2/24
Ridhi Sahay
Balika Sahay



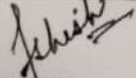
Page | 21

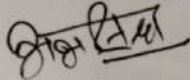
Ankur Arand
Meeta Sahay
Prabha Sahay

OTHER FACILITY : Telephone, PBX, T.V. Cable, Standby power facility available at extra cost.

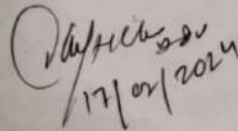
IN WITNESSES WHEREOF the LAND OWNERS and the DEVELOPER have put their respective signatures, on this the 17th day of February, 2024 at Ranchi after fully understanding the contents of this Development Agreement.

WITNESSES :

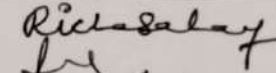
1. 
Ashish Kumar Keshri
S/o Late Satyanarayan Prasad Keshri
R/o- 4/E, Western Block, Tirath Mansion,
Main road, Ranchi, Near Over Bridge,
Ranchi Jharkhand-834001
UID- XXXX XXXX 1815

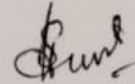
2. 
EAKHARI SHASHANK SINHA
S/o Sri A.S.P. SINHA
Hodma, Kanke Road, Ranchi

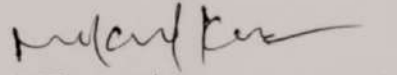
All signatures have been
taken in my presence


17/02/2024

SIGNATURE OF LAND OWNERS


17.2.24




Jyoti Kumari
17/2/24

Ridhi Sabay
K. Pachant

Ankur Anand

Meeta Sahay



Prabhakar Sahay
Bibha Sabay



BUILDER

Prabha

Little	Ring	Middle	Index	Thumb

Certified that the finger prints of the five fingers of the left hand of each persons, whose photograph are affixed in the sale deed have been taken before me.

Prabha
17/02/2024

Md. Shahbaz
Typed By : Md. Shahbaz

Prabha
Drafted by 17/02/2024

Ridha Sahay
Prabha
Prasant
Ankur Anand
Meeta Sahay

Prabha
Jyoti Kumari
17/2/24
Ridhi Sahay
Prabha Sahay

Ridha Sahay



VILLAGE: RANCHI THANA No. 205

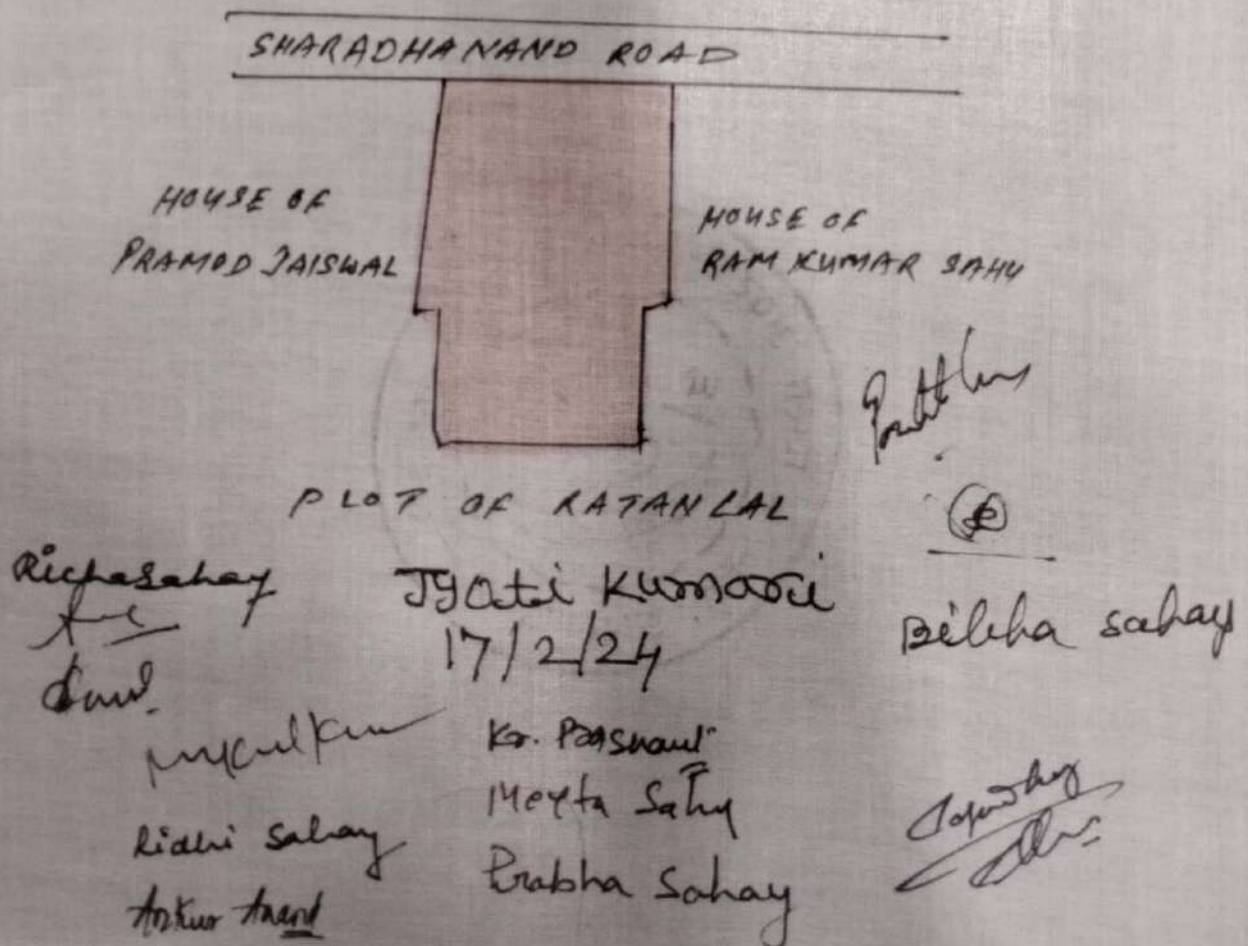
MOHALLA: Swami Sharadha ram of Road of

P.S: KOTNALI DISTRICT: RANCHI

M.S PLOT No. 1476 and 1477

AREA: 20.87 Decimals

SHOWN IN RED WASH



Schedule VI-(N.S.) Form No. 1

Ward No. **I**

Sheet No.

ब. नं. नम्बर

क. नं. नम्बर

REASRA



Page No. 930, 939

द. नं. नम्बर

Plot Holding क्याट नं. वर	Street नोम सभरु या नली निसाने होमदिह है।	Owner नोम मालिक का बनिदरन कौनियन और शकनन।	Occupier नोम दखलकार मय का बनिदरन कौनियन और शकनन।	Description स्थान क्याट नं. मय स्थान मकानान।	Total area कुल रकबा	Plinth area मकान के फिन्च का रकबा।	Remarks बंनिशन
9866	शार्पी फातानर रोड	बाल भोविन्द सधर बन्द म्. उग्रद नारायण बाल साकिन शार्पी शार्पी नन्द शीर	बाल भोविन्द सधर बन्द म्. उग्रद नारायण बाल साकिन शार्पी शार्पी नन्द शीर	अन्त मकान यकदुलैक से शोशन	0-91a		
9865	शार्पी फातानर रोड	असरद सधर	असरद सधर	अन्त मकान रखणी म् से शोशन	0-02a		

मूल कतिबान के
निसान किषा
19/10/2018

पकान कुनो 2 म्. 5 द 2 म्. 7
शोशन

Records finally framed
and publication under section
10 (1) of the Public & on S.S. &
Municipal Revenue Act,
Act 1 of 1920 on the
25th Sept-1928
Self I to attend the
Superintendent
of Survey

शहर | रॉंची | 205 | संजय सहाय,समीर कुमार,मुकुल कुमार,उज्जवल कुमार,श्रीमती मीरा सहाय,मीता सहाय,कुमुर सहाय,प्रभा सहाय,विभा सहाय,प्रशान्त सहाय,ऋचा,रिधि

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
139	1476,1477	0 कड़ी 159 छटाक 62.84 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	5.00				5.00	5.00
गुजारी (भावली)	1.25				1.25	1.25
सेस	2.50				2.50	2.50
सूद	2.50				2.50	2.50
मुतफरकात	1.00				1.00	1.00
मीजान	12.25				12.25	12.25

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				5.00	5.00	
गुजारी (भावली)				1.25	1.25	
सेस				2.50	2.50	
सूद				2.50	2.50	
मुतफरकात				1.00	1.00	
मीजान अदायकारी				12.25	12.25	

(१) मीजान कुल (लफजों में) : **Twenty Four Rupees and Fifty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **24.50**

तारीख अमला तहसील कुनिन्दा : 25-09-2023

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



भाग वर्तमान	17	पृष्ठ संख्या	139											
जिला का नाम	रौंची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड					
मौजा का नाम	रौंची	होलिडिंग संख्या	139	तौजी संख्या	0	थाना नम्बर	205	खाता का प्रकार	---					
<p>संजय सहाय , समीर कुमार , पिता-आनन्द मोहन, जाति- ----- एवं मुकुल कुमार , उज्जवल कुमार , पिता-प्रेम मोहन सहाय, जाति- ----- एवं श्रीमती मीरा सहाय , मीता सहाय , कुमुद सहाय , प्रभा सहाय , विभा सहाय , पिता-कृष्ण मोहन सहाय, जाति- ----- एवं प्रशान्त सहाय , ऋचा , रिधि , पिता-विरेंद्र सहाय, जाति- -----</p>														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार							लगान	सेस	
139	1476	0 कड़ी87 छ.	35.86	वर्गफीट	लगान निर्धारण वाद संख्या 146/ 2005-06के आधार पर दर्ज किया गया							5	73.23	
139	1477	0 कड़ी72 छ.	26.98	वर्गफीट										
	कुल परिमाण	0 कड़ी159 छ.	62.84	वर्गफीट										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
20/07/2006	0051494	1955-56	2005-06	2575.5	50.5	643.88	12.63	1287.75	25.25	1287.75	25.25	515.1	10.1	
2022-01-04 15:02:33	0317472798	2006-2007	2021-2022	757.5	50.5	189.3	12.62	378.75	25.25	378.75	25.25	151.5	10.1	
09-25-2023	0682050158	2022-2023	2023-2024	5	5	1.25	1.25	2.5	2.5	2.5	2.5	1	1	

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

SI No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View
12531	951 / 2022 - 2023	02	139	1477	अंशु आनंद	02/09/2022	Status Pending at Operator	View
12533	953 / 2022 - 2023	02	139	1476	ज्योति कुमारी	02/09/2022	Status Pending at Operator	View

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

अवस्था देखें

← BACK



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

February 15, 2024

भाग वर्तमान	27	पंजी संख्या	86										
खिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हलका का नाम	हल्का-02	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	राँची	होलिंग संख्या	139	तौली संख्या	धाना नम्बर		205	खाला का प्रकार	रेपती				
ज्योति कुमारी, —उज्वल कुमार, जाति—													
खाला नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				सगन	सेस			
139	1476	0 पे 2.53 डि 0 हे			नामान्तरण मुकदमा संख्या 953/2022 - 2023				20	0			
		कुल परिमाण											
		0 पे 2.53 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत बाहु साल	रोड सेस बकाया	रोड सेस बाहु साल	शिक्षा सेस बकाया	शिक्षा सेस बाहु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बाहु साल	कृषि सेस बकाया	कृषि सेस बाहु साल
12-20-2022	0287015064	2022-2023	2022-2023	0	20	0	5	0	10	0	10	0	4
09-25-2023	0542832511	2023-2024	2023-2024	0	20	0	5	0	10	0	10	0	4

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

Mutation Cases Not Found !!

List Of Case Status Details

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

2/15/24, 4:51 PM

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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 15, 2024

पंजी II प्रति

भाग वर्तमान	27	पृष्ठ संख्या	87
जिला का नाम	राँची	अनुमंडल नाम	सादर
मौजा का नाम	राँची	होल्डिंग संख्या	139
		सदर अंचल का नाम	राँची
		सौजी संख्या	
		शहर	हलका का नाम
			धना नम्बर
			हल्का-02
			205
			इस्टेट का नाम
			छाता का प्रकार
			JHARKHAND
			रैपटी

अंकुर आनंद, — दिनेश कुमार वर्मा, जति. —

छाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
139	1477	0 ए 1.1 डि 0 हे	नामान्तरण प्रकटमा संख्या 951/2022 - 2023	10	0
	कुल परिमाण	0 ए 1.1 डि 0 हे			

वारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत धानु सात	रोड सेस बकाया	रोड सेस धानु सात	बिछा सेस बकाया	बिछा सेस धानु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धानु सात	कृषि सेस बकाया	कृषि सेस धानु सात
17-19-2022	0206399287	2022-2023	2022-2023	0	10	0	2.5	0	5	0	5	0	2
09-25-2023	0295278638	2023-2024	2023-2024	0	10	0	2.5	0	5	0	5	0	2

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

List Of Case Status Details

Printed

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





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP140112531

12/19/2022



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हल्का	हल्का-02			
इस्टेट का नाम	झारखण्ड	भाग	वर्तमान(VOL)	पृष्ठ संख्या वर्तमान	87	थाना न.	205			
क्रमिक संख्या	केस न.	मौजा का नाम/राजस्व थाना न	धना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	तगान	रजिस्टर 2 अचलन तिथि अभ्युक्ति
12531	951/R27/2022 - 2023	राँची/205	राँची	16/12/2022	By Partition जमीन से सम्बंधित छिस्मवेज	139 17 139	139	1477 1.1 डिसमील	10	
क्रेता का नाम : (अंकुर आनंद-----विनोद कुमार वर्मा, जाति-----, पता- कोलकाता महेशला एम साउथ परगनास वेस्ट बेंगोल)	जमाबंदी रैयत का नाम : संजय सहाय-पिता-आनंद मोहन	विक्रेता का नाम : मीरा सहाय, -----कृष्णा मोहन सहाय, जाति-----, पता- कोलकाता महेशला एम साउथ परगनास वेस्ट बेंगोल								

राजस्व कर्मचारी हल्का-02 को आवश्यक कार्यवाही एवं सूचनाएं हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह पत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष के रूप में नहीं किया जा सकता है

Signature valid
Digitally signed by

Amit Bhagat

अंचलाधिकारी

शहर



कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP140112533

12/19/2022



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हल्का	हल्का-02			
इस्टेट का नाम	झारखण्ड	भाग	27	पृष्ठ संख्या वर्तमान	86	धाना न.	205			
		वर्तमान(VOL)								
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता न. भाग वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
12533	953 /R27	राँची/ 205	राँची	16/12/2022	By Partition जमीन से सम्बंधित हिस्सावेज	139 17 139	139	1476 2.53 डिसमील	20	
क्रेता का नाम : (ज्योति कुमारी -----उज्वल कुमार, जाति-----, पता-नियर आर्य समाज मंदिर श्रद्धानन्द रोड अपर बाजार कोतवाली राँची झारखण्ड)		जमाबंदी रैयत का नाम : संजय सहाय-पिता-आनन्द मोहन		विक्रेता का नाम : उज्वल कुमार, -----प्रेम मोहन सहाय, जाति-----, पता-नियर आर्य समाज मंदिर श्रद्धानन्द रोड अपर बाजार कोतवाली राँची झारखण्ड						

राजस्व कर्मचारी हल्का-02 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है

Signature valid



Digitally signed by

Amit Bhagat

अचलाधिकारी

शहर



कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान।



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN11129896220230930 Date : 2023-09-11
Ward No : 22
Department / Section : Revenue Section New Ward No : 18
Account Description : Holding Tax & Others Application No SAF/03/022/01234
New Holding No : 0220005813003Z0

Received From Mr / Mrs / Miss : KUMAR PRASHANT S/O LATE DR BIRENDRA SAHAY, RIDHI SAHAY D/O LATE DR BIRENDRA SAHAY, RICHA SAHAY D/O LATE DR BIRENDRA SAHAY, ANKUR ANAND S/O LATE KRISHAN MOHAN SAHAY, KUMUD SAHAY S/O LATE KRISHAN MOHAN SAHAY, MEETA SAHAY D/O LATE KRISHAN MOHAN SAHAY, PRABHA SAHAY D/O LATE KRISHAN MOHAN SAHAY, BIBHA SAHAY D/O LATE KRISHAN MOHAN SAHAY, SANJAY SAHAY S/O LATE ANAND MOHAN SAHAY, SAMIR KUMAR S/O LATE ANAND MOHAN SAHAY, MUKUL KUMAR S/O LATE PREM MOHAN SAHAY, JYOTI KUMARI D/O LATE UJJWAL KUMAR

Address : SHRADANAND ROAD RANCHI

A Sum of Rs. : 19170.00

(in words) :

Nineteen Thousands One Hundred And Seventy Rupees Only

towards : Holding Tax & Others Vide : CASH

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2017-2018	4	2023-2024	13089.64
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	4080.28
				Total Amount	19170.00
				Round Off Amount	0.92
				Total Paid Amount	19170.00



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

Ranchi

सूचना संसि मीटिंग

रंजी

राज्य योजना

२०५

विज्ञापन संसि

संख्या - १६ इल
दिनांक - ३३ अक्टो

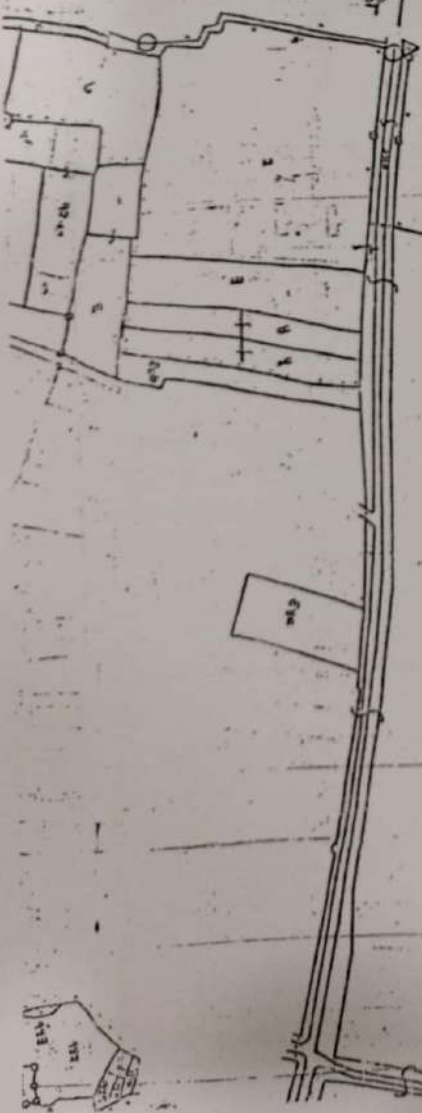
हेमल नं० २०२

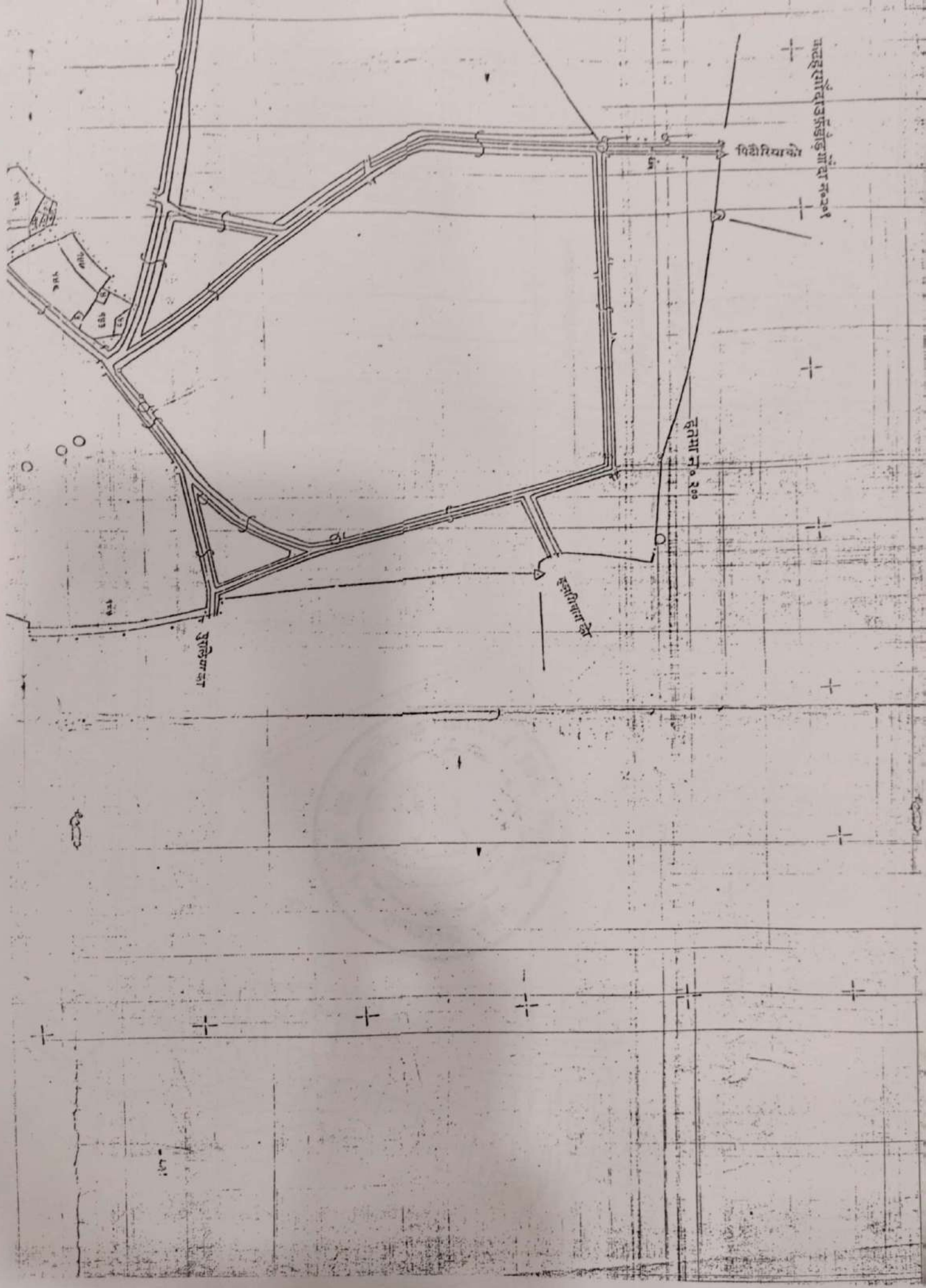
सिद्धिवादी

नं० २०२

Index to sheets

संज्ञा संज्ञा





चड़ीनाद



मिलान बिटन

$\frac{100 \times 200}{10000} = \frac{20000}{10000} = 2$
 $\frac{200 \times 200}{10000} = \frac{40000}{10000} = 4$
 $\frac{300 \times 200}{10000} = \frac{60000}{10000} = 6$
 $\frac{400 \times 200}{10000} = \frac{80000}{10000} = 8$
 $\frac{500 \times 200}{10000} = \frac{100000}{10000} = 10$

Made and published under the authority of Government.

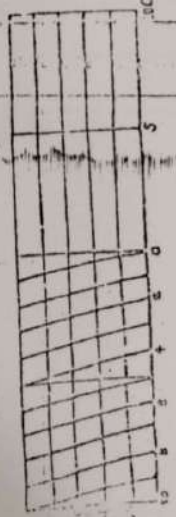
[Handwritten Signature]

Superintendent of Survey



सु.स.नं.०२०५

Scale 1/8 inches = 1 mile.



निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

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

21/02/24
Poonam Tiwari
 LDC, Ranchi

जाँच लिपिक का हस्ताक्षर
 तिथि सहित



W
 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित

Vaibhav Mani Tripathi
 DSR, Ranchi

1312



Pre Registration Docket

Date :- 17-02-2024 01:10 pm

Office Name :- SRO - Ranchi
Token No:- 202400020699

Appoinment :- 17-Feb-2024 Time:- 12:12

Article	Development Agreement
Pre Registration Date	16-Feb-2024
No. Of Pages	58
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 7,81,374.

Property Id: **1163623**

Valuation No. : 1582013 / 2024	:- 2023-2024	Date : 17-February-2024 13:29:PM	
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar	
Land Type : Urban	Corporation : Ranchi Municipal Corporation	Village/City : Ranchi	
Ranchi Word No 22 - Other Road	-		
Khata Number - --			
Plot Number - 1476			
Volume Number - 17 27			
Page Number - 139 86			
Holding Number - 0220005813003Z0			
Property Rates			
Commercial Land (Y)			
₹1539854/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	11.60 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11.6 x 1539854=17862306.4	₹1,78,62,306/-
A	Total		₹1,78,62,306/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,78,62,400/-
Total Amount in Words : One Crore Seventy Eight Lakhs Sixty Two Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: S.N Road, West: Ratan Lal and others, South: House of Pramod Jaiswal And others, North: House of advocate Lt. RAM KUMAR SAHU
Area	Land area : 11.60 Decimal
Other Description of the Property	Pin Code - 834001, Flat Number/Commercial Space Number - Ranchi, Building Name - Ranchi
Government/Market Value	17862306.4
Transaction Amount	31105200

Property Id: **1163624**

Valuation No. : 1582014 / 2024	:- 2023-2024	Date : 17-February-2024 13:30:PM
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar
Land Type : Urban	Corporation : Ranchi Municipal Corporation	Village/City : Ranchi
Ranchi Word No 22 - Other Road -		
Khata Number - --		
Plot Number - 1477		
Volume Number - 17 27		
Page Number - 139 87		
Holding Number - 0220005813003Z0		

Property Rates			
Commercial Land (Y)			
₹1539854/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	8.60 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.6 x 1539854=13242744.4	₹1,32,42,744/-
A	Total		₹1,32,42,744/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,32,42,800/-
Total Amount in Words : One Crore Thirty Two Lakhs Forty Two Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: S.N Road, West: Ratan Lal and others, South: House of Pramod Jaiswal And others, North: House of advocate Lt. RAM KUMAR SAHU
Area	Land area : 8.60 Decimal
Other Description of the Property	Pin Code - 834001, Flat Number/Commercial Space Number - Ranchi, Building Name - Ranchi

Government/Market Value	13242744.4
Transaction Amount	-

CLAIMANT	-Ms. NISITH KESHARI CONSTRUCTIONS PVT LTD Through Its Director PARITOSH KESHRI, ,Father/Husband Name Late Nawal Kishore Keshri , PAN No.- Date Of Birth-08-Jun-1972,Permission Case No.- , Aadhaar No. *****2318, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - HIG-21, Argora Housing Colony, P.S. Argora, District- Ranchi, Pin Code-834001
EXECUTANTS	-Mr. SAMIR KUMAR, ,Father/Husband Name Late Anand Mohan Sahay , PAN No.- Date Of Birth-16-Nov-1970,Permission Case No.- , Aadhaar No. *****8647, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	-Mr. KUMAR PRASHANT, ,Father/Husband Name Late Dr Birendra Sahay , PAN No.- Date Of Birth-24-Apr-1981,Permission Case No.- , Aadhaar No. *****4007, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	-Mr. SANJAY SAHAY, ,Father/Husband Name Late Anand Mohan Sahay , PAN No.- Date Of Birth-01-Jan-1964,Permission Case No.- , Aadhaar No. *****6104, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	-Mrs. RIDHI SAHAY, ,Father/Husband Name Late Dr Birendra Sahay , PAN No.- Date Of Birth-16-Feb-1983,Permission Case No.- , Aadhaar No. *****8432, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	-Mrs. RICHA SAHAY, ,Father/Husband Name Late Dr Birendra Sahay , PAN No.- Date Of Birth-26-Dec-1979,Permission Case No.- , Aadhaar No. *****2166, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	-Mr. ANKUR ANAND, ,Father/Husband Name Vinod Kumar Verma , PAN No.- Date Of Birth-13-Dec-1986,Permission Case No.- , Aadhaar No. *****3182, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	-Mrs. MEETA SAHAY, ,Father/Husband Name Late Krishna Mohan Sahay , PAN No.- Date Of Birth-04-Dec-1962,Permission Case No.- , Aadhaar No. *****5327, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001

	-Mrs. KUMUD SAHAY , Father/Husband Name Late Krishna Mohan Sahay , PAN No.- Date Of Birth-12-Dec-1966,Permission Case No.- , Aadhaar No. *****5521, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	-Mrs. PRABHA SAHAY , Father/Husband Name Late Krishna Mohan Sahay , PAN No.- Date Of Birth-07-Feb-1969,Permission Case No.- , Aadhaar No. *****1597, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	-Mrs. BIBHA SAHAY , Father/Husband Name Late Krishna Mohan Sahay , PAN No.- Date Of Birth-05-Dec-1971,Permission Case No.- , Aadhaar No. *****3845, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Racnhi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	-Mrs. MUKUL KUMAR , Father/Husband Name Late Prem Mohan Sahay , PAN No.- Date Of Birth-01-Jan-1967,Permission Case No.- , Aadhaar No. *****9317, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	-Mrs. JYOTI KUMARI , Father/Husband Name Late Harindra Narayan , PAN No.- Date Of Birth-10-Jan-1978,Permission Case No.- , Aadhaar No. *****9954, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality-Ranchi,Address - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001

Witness Information	Mr. Ashish Kumar Keshri , Address - 4/E, Western Block, Tirath Mansion, Main road, Ranchi, Near Over Bridge, Ranchi, Father/Husband Name-Late Satyanarayan Prasad Keshri
---------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Identifier Details	Mr. Ashish Kumar Keshri , Address - 4/E, Western Block, Tirath Mansion, Main road, Ranchi, Near Over Bridge, Ranchi Jharkhand-834001-, Father/Husband Name-Late Satyanarayan Prasad Keshri
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Fee Rule:Development Agreement		
1	Stamp Duty	4

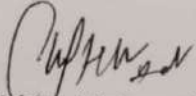
1	SP	1,740
Total		1,740

Fee Rule:Development Agreement		
1	A1	7,77,630
2	E	2,000
3	LL	3

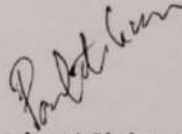
4	PR	1
Total		7,79,634

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

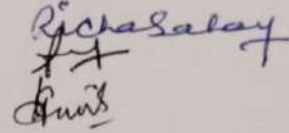
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Milind Kumar

Jyoti Kumari

Ridhi Sahay

Km. Prakash

Ankur Anand

Meeta Sahay



Brahma Sahay

Bilha Sahay



Document Registration Summary 1

Date :-17-Feb-2024

- Government/Market Value: ₹31105200/-
- Transaction Amount: ₹31105200 /-
- Paid Stamp Duty: ₹50 /-

Receipt : 976597

Receipt Date : 17-02-2024

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1740
LL	₹29
A1	₹777630
Stamp Duty	₹50

On Date 17-02-2024 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Total	₹781450
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	NisithKeshariConstructionsPvtLtdThroughItsDirectorParitoshKeshri	GRN Number : 2400725487 DEPT Transaction Id : db2cab21cfea088bb96d Transaction Type :	50
E	2000	2000	0	GRAS	NisithKeshariConstructionsPvtLtdThroughItsDirectorParitoshKeshri	GRN Number : 2400725857 DEPT Transaction Id : e5e24179a73eb147236a Transaction Type :	2000
PR	1	1	0	GRAS	NisithKeshariConstructionsPvtLtdThroughItsDirectorParitoshKeshri	GRN Number : 2400725857 DEPT Transaction Id : e5e24179a73eb147236a Transaction Type :	1
SP	1740	1740	0	GRAS	NisithKeshariConstructionsPvtLtdThroughItsDirectorParitoshKeshri	GRN Number : 2400725857 DEPT Transaction Id : e5e24179a73eb147236a Transaction Type :	1740
A1	777630	777630	0	GRAS	NisithKeshariConstructionsPvtLtdThroughItsDirectorParitoshKeshri	GRN Number : 2400725857 DEPT Transaction Id : e5e24179a73eb147236a Transaction Type :	777630

LL	3	29	-26	GRAS	NisithKeshariConstructionsPvtLtdThroughItsDirectorParitoshKeshri	GRN Number : 2400725857 DEPT Transaction Id : e5e24179a73eb147236a Transaction Type :	29
Sub Total	781378	781450	-72				

Article : Development Agreement Number of Pages : 116

[Signature]
Signature of Operator

[Signature]
Signature of Head Clerk

[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

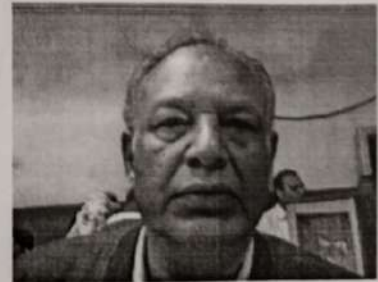
Deed Endorsement

Token No :- 202400020699

Deed Type	Development Agreement
Number of Pages	116
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1740, A1 :- Rs. 777630, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.17862306/- ,Transaction Amount :- Rs.31105200/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Ranchi Location :- Other Road, Ranchi Word No 22 Property Boundaries :- East: S.N Road, West: Ratan Lal and others, South: House of Pramod Jaiswal And others, North: House of advocate Lt. RAM KUMAR SAHU Khata Number - --Plot Number - 1476Volume Number - 17 27Page Number - 139 86Holding Number - 0220005813003Z0 Area Of Land :- 11.60 Decimal
Property No.	2
Valuation Details	Value :- Rs.13242744/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Ranchi Location :- Other Road, Ranchi Word No 22 Property Boundaries :- East: S.N Road, West: Ratan Lal and others, South: House of Pramod Jaiswal And others, North: House of advocate Lt. RAM KUMAR SAHU Khata Number - --Plot Number - 1477Volume Number - 17 27Page Number - 139 87Holding Number - 0220005813003Z0 Area Of Land :- 8.60 Decimal









Sh./Smt. **SANJAY SAHAY** s/o/d/o/w/o **Late Anand Mohan Sahay** has presented the document for registration in this office



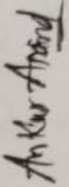





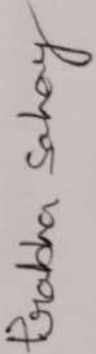
today dated :- **17-Feb-2024** Day :- **Saturday** Time :- **15:19:55 PM**






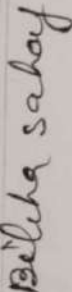


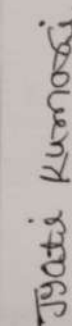







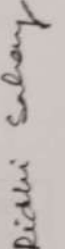


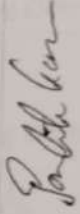
SANJAY SAHAY (Individual)

Party Name	Document Type	Document Number
SANJAY SAHAY	PAN/UID	*****6104




Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KUMAR PRASHANT Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Kumar Prashant Address:- , near arya samaj mandir, , add-50 shradhanand road,Ranchi, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:42			<i>Kr Prashant</i>
2	SAMIR KUMAR Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Samir Kumar Address:- , , , Qtr.No-JSF-2, Tumangdungri, Moubhandar, Ghatshila, Ghatshila, East Singhbhum, 832303, Ghatshila, Jharkhand, India		EXECUTANTS Age:53			<i>Samir Kumar</i>
3	SANJAY SAHAY Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sanjay Sahay Address:- , , , opp-t.o.p mahabir chwok uppar bazar pyada toli ranchi, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:60			<i>Sanjay Sahay</i>
4	MEETA SAHAY Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Meeta Sahay Address:- Ganga- 5, Phase-4, Near Mandir, vastu Vihar colony, , Bukru, Kanke, Ranchi, 834006, Bukru, Jharkhand, India		EXECUTANTS Age:61			<i>Meeta Sahay</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	ANKUR ANAND Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ankur Anand Address:- Purti Flowers, Lotus 14E, Near Mollar Gate, Jalkal, BBT Road, Kolkata, Maheshtala M), , South 24 Parganas, 700141, , West Bengal, India		EXECUTANTS Age:37			
6	KUMUD SAHAY Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Kumud Sahay Address:- 4B vindhyavasini complex, , , hatma kanke Road ranchi, Misirgonda alias pahargonda, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:57			
7	PRABHA SAHAY Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Prabha Sahay Address:- , , , Dam Side Road No.1, , , Kanke Road, Gandhi Nagar, Konge, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		EXECUTANTS Age:55			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
8	MUKUL KUMAR Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Mukul Kumar Address:- , NEAR ARYA SAMAJ MANDIR, , 50 SARDHANAND ROAD,UPPER BAZAR, RANCHI, , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:57			
9	BIBHA SAHAY Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Racnhi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Bibha Sahay Address:- Q. No. C-73, , , SAIL Satellite Township, Dhurwa, , Ranchi, 834004, , Jharkhand, India		EXECUTANTS Age:52			
10	JYOTI KUMARI Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Jyoti Kumari Address:- , Near Arya Samaj Mandir, , 50, Shradhanand Road, Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:46			
11	RICHA SAHAY Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Richa Sahay Address:- , , , Abadaganj Ward N0-24, Daltonganj, Daltonganj, Palamu, 822101, Daltonganj, Jharkhand, India		EXECUTANTS Age:44			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
12	RIDHI SAHAY Address1 - Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Ridhi Sahay Address:- Flat No. 103, Block - A, Radhika Residency, Nabanna Bus Terminus, 14/3, Tarapada Chatterjee Lane, Shibpur, Haora (M.Corp), , Howrah, 711103, , West Bengal, India		EXECUTANTS Age:41			
13	NISITH KESHARI CONSTRUCTIONS PVT LTD Through Its Director PARITOSH KESHRI Address1 - HIG-21, Argora Housing Colony, P.S. Argora, District- Ranchi, Address2 - Ranchi , , , Jharkhand PAN No.: Permission Case No.-	Yes	Paritosh Keshri Address:- qtr no h-21, Argora housing colony, , Argora, Argora, Doranda, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:51			


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
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Ashish Kumar Keshri S/o-D/o Late Satyanarayan Prasad Keshri Address1 - 4/E, Western Block, Tirath Mansion, Main road, Ranchi, Near Over Bridge, Ranchi Jharkhand-834001, 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	Ashish Kumar Keshri Address1 - 4/E, Western Block, Tirath Mansion, Main road, Ranchi, Near Over Bridge, Ranchi, Address2 - ,,, Jharkhand			



Signature of Operator


Seal and Signature of Registering Officer

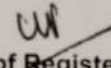
Above signature & thumb Impression are affixed in my presence.

Vaibhav Mani Tripathi
DSR, Ranchi

Above mentioned, (SANJAY SAHAY , SAMIR KUMAR , KUMAR PRASHANT , RIDHI SAHAY , RICHA SAHAY , ANKUR ANAND , MEETA SAHAY , KUMUD SAHAY , PRABHA SAHAY , BIBHA SAHAY , MUKUL KUMAR , JYOTI KUMARI), has/have admitted the execution before me. He/ She/ They has / have been identified by (Ashish Kumar Keshri) Son/Daughter/Wife of (Late Satyanarayan Prasad Keshri) resident of (4/E, Western Block, Tirath Mansion, Main road, Ranchi, Near Over Bridge, Ranchi Jharkhand-834001) and by occupation (Business).


Signature of Registering Officer

Date:- 17-Feb-2024


Seal and Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi



CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **17-Feb-2024** by **SANJAY SAHAY**, S/O, D/O, W/O **Late Anand Mohan Sahay** resident of Swami Sharaddhanand Road, Upper Bazar, P.S. Kotwali, District- Ranchi, Ranchi.
This deed was registered as Document No:- **2024/RAN/1489/BK1/1355** in Book No :- **BK1**, Volume No :- 170 from Page No :- 1 to 116 at, office of **SRO - Ranchi**

Date:- **17-Feb-2024**

Registering Officer

MS
MS
MS
Vaikhaw Mani Tripathi
DSR, Ranchi

