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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 09994c61730084424cda

Receipt Date : 24-Apr-2025 12:14:10 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202500053062

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : NIKHIL RAJ ORAON (Vendee)

GRN Number : 2501935741

SAMPOORN ENTERPRISES

Nikhil Oraon
Proprietor

24/04/2025



-: For Office Use :-

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

Vaibhav Mani Tripathi
DSR, Ranchi

निर्वाह पदाधिकारी

24/04/2025

Shabhi Singh

Shesalika Dutta
24/04/2025

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।

नाम रजिस्ट्रार कार्यालय से निम्नलिखित
 जमीन का दर/दंड - 5916671
 कायदा कानून का दर/दंड फाट
 पालिका कानून का दर/दंड फाट
 एजेंट का दर/दंड फाट

सम्पत्ति का मूल्य - Development Personal
 मुद्रांक - 100/-
 T.D.S. -



Ashok Srivastava
 Ashok Kumar Srivastava
 Proprietor
 C.A. & S.A. Firm
 2, No. 333/42

गैर मजसूदा प्रतिबंधित सूची से
 खाता 111 प्लॉट 47
 का निस्तान किया दर्ज किया गया

प्राप्त भूअर्जन एवं वन भूमि की
 सूची में प्लॉट नं० दर्ज नहीं है।
 2410425

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the ^{24th} Day of April 2025 at Ranchi.

BETWEEN

(1) **MRS SHALINI SINHA**, Date of birth 15/12/1974, (UID No XXXX XXXX 5514) (MOB No 9835551531) wife of Sri Alok Kumar, Daughter of Late Ram Lakhnan Prasad, Granddaughter of Late Bhagwat Sahay, by Caste General (Uncovered under C.N.T Act 1908), by Faith Hindu, by Occupation House wife, resident of Flat No 2-B, M Dayal Enclave, Radium Road, P.S Kotwali, District Ranchi, Jharkhand 834001

(2) **MRS SHEFALIKA DUTTA**, Date of birth 16.03.1972, (UID No XXXX XXXX 4815) (MOB No 7004851782) wife of Sri Mithilesh Kumar Dutta, Daughter of Late Yog Narayan Das, Granddaughter of Late Kesaw Lal Das, by Caste General (Uncovered under C.N.T Act 1908), by Faith Hindu, by Occupation House wife, resident of Flat No.-201 A, Sandhu Apartment, Nagratoli, Circular Road, Lalpur, District Ranchi, Jharkhand 834001 Indian Citizen (herein after called the "**LAND OWNERS**") of the **FIRST**

PART.

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प्राप्त पञ्चालन की भूमि घोषणा एवं पारामर्श लीज की सूची में दर्जित प्लॉट एवं नाम दर्ज है।

SAMPOORN ENTERPRISES

Shalini Sinha

Shesalika Dutta Proprietor

24/04/2025 24/04/2025



Shalini Sinha
24/04/2025

ATTESTED
Ashok Srivastava

Ashok Kumar Srivastava 24.4.2024

Ch. No. 10000000000000000000
S. No. 038/24

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6/20/2025

24/04/2025

दिनांक 24/04/25 सन् 1071
रजिस्ट्रेशन अभिलेख 10000000000000000000
श्री Shalini Sinha
पिता श्री/श. राम लखन पासरी
निवास स्थान Jaitwari Panch
पेता H. S. S. श्री जगतपाली के जिला ज
क्षेत्र विभाग
मुख्य कार्यालय श्री... के जिला
लेखापालिका श्री... के जिला
है जिला श्री... के मुख्यालय/जिला
है जिला श्री... के जिला
पिता श्री... के जिला



Mupali

पिंपल मन्त्री...
24/04/2025
Munni Gupathi
DSR, Ranchi

AND

M/S SAMPOORN ENTERPRISES a proprietorship firm registered under Jharkhand Building Bylaws 2016 bearing Regd. No. **DEV/2036/0340/2019** dated 11.07.2019 having its registered office at House No. 93-A, DASO MATNI BARI GHAR, Villager Harser, Dahu Toli, P.S. Nagri, District Ranchi, Jharkhand through its proprietor **MR NIKHIL RAJ ORAON**, Date of birth 01-07-1994, (UID No. **XXXX XXXX 0908**), (PAN No. **AANPO8328A**) (MOB NO **9690690829**) Son of Sri Parasnath Oraon, Grandson of Late Daswa Oraon, by faith Sarna, by caste Oraon, by occupation Business, resident of Room No 117 Daswa Complex, Plot No 292, Khata No 45, Village Harser, P.S. Nagri, District Ranchi, Jharkhand, 834004 Indian Citizen,(herein after called the "**DEVELOPERS/BUILDER**") of the **SECOND PART**.

Which expression **FIRST PARTY/LANDOWNERS** and **SECOND PARTY/DEVELOPERS** shall unless excluded by the subject or context below, mean and include their respective heirs, successors, representatives, executors and administrators and assigns.

WHEREAS the land Khewat No 12/4 under Khata No 111 R S Plot No. 47, situated at Mouza Kamre, Thana No. 144, P.S Ratu, District Ranchi is recorded in Revisional Survey Record of right as Bakast Malik Land and land holder name Samelat Malikan.

AND WHEREAS the land Khewat No 12/1, 12/2, 12/3, 12/4 situated at Mouza Kamre, Thana No. 144, P.S Ratu, District Ranchi is recorded jointly in the name Yadunandan Ram Tiwari, Damodar Ram Tiwari both Son of Late Kishun Ram Tiwari and Shiv Sharan Tiwari son of Deo Paul Ram Tiwari and Most Bigal Kunwar wife of Jagjiwan Ram Tiwari.

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Proprietor

Shahini Sinha
Shesalika Dutta

AND WHEREAS said all the land holders mutually partitioned the land and after partitioned they come in peaceful possession over the own share of land.

AND WHEREAS said Yadu Nandan Ram Tiwari died living behind his three Sons namely (1) Dhiraj Ram Tiwari, (2) Mahabir Ram Tiwari (3) Kalyan Ram Tiwari and Damodar Ram Tiwari died living behind his only son Salikh Ram Tiwari and the said Salikh Ram Tiwari also died living behind only son Basudeo Ram Tiwari.

AND WHEREAS Shiv Saran Ram Tiwari died living behind only son Devendra Ram Tiwari and Devendra Ram Tiwari also died living behind only son Chandra Mohan Ram Tiwari Ram Tiwari. And Most Bigal Kunwar died issueless and Hari Sharan Ram Tiwari died living behind only son Sidha Narayan Ram Tiwari and said Sidha Narayan Ram Tiwari died living behind his two sons Binod Ram Tiwari and Pramod Ram Tiwari.

AND WHEREAS said all the successor of land holders mutually partitioned the land and after partitioned they come in peaceful possession over the own share of land.

AND WHEREAS the land under Khata No 111 Plot No 47 and other land situated at Mouza Kamre, Thana No. 144, P.S Ratu, District Ranchi is fallen in the share of Chandra Mohan Ram Tiwari and Chandra Mohan Ram Tiwari come in peaceful possession over the land.

AND WHEREAS the said Chandra Mohan Ram Tiwari sold the land under Khata No 111 Plot No 47 Sub Plot No 47/F to Smt Sweeta Suman by virtue of registered deed of sale, the sale deed executed before District Sub Registrar Ranchi and entered in Book No 1, Volume No 179 Page No 559 to 584 Deed No 11185 in the year 2002, and she has mutated her name in office of Kanke Anchal Ranchi vide

SAMPOORN ENTERPRISES

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Shesalika Dutta

mutation case No 600 R-27/2004-05 and paying rent to the government regularly.

AND WHEREAS the said Smt Sweeta Suman also sold the land measuring an area 6.61 Decimal under Khata No 111 Plot No 47 Sub Plot No 47/F to Smt Shalini Sinha wife of Sri Alok Kumar by virtue of registered deed of sale on 27.07.2013 the sale deed executed before District Sub Registrar Ranchi and entered in Book No 1, Volume No 72 Page No 29 to 58 Deed No 1618/1426 in the year 2013, and she has mutated her name in office of Kanke Anchal Ranchi vide **mutation case No 912 R-27/2015-16** and paying rent to the government regularly vide rent receipt No 0907775855 entered in Volume No 7 Page No 34 in Register II.

AND WHEREAS the said Chandra Mohan Ram Tiwari also sold the land under Khata No 111 Plot No 47 Sub Plot No 47/G to Smt Anupama Rani Gautam by virtue of registered deed of sale, the sale deed executed before District Sub Registrar Ranchi and entered in Book No 1, Volume No 179 Page No 485 to 502 Deed No 11172 in the year 2002, and she has mutated her name in office of Kanke Anchal Ranchi vide **mutation case No 599 R-27/2004-05** and paying rent to the government regularly.

AND WHEREAS the said Smt Anupama Rani Gautam sold the land measuring an area 7.43 Decimal under Khata No 111 Plot No 47 Sub Plot No 47/F to Smt Shefilika Dutta wife of Sri Mithilesh Kumar Dutta by virtue of registered deed of sale on 27.07.2013 the sale deed executed before District Sub Registrar Ranchi and entered in Book No 1, Volume No 72 Page No 1 to 28 Deed No 1617/1425 in the year 2013, and she has mutated her name in office of Kanke Anchal Ranchi vide **mutation case No 911 R-27/2015-16** and paying rent to the government regularly vide rent receipt No 0236775838 entered in Volume No 7 Page No 33 in Register II.

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Shalini Sinha

Shefilika Dutta

AND WHEREAS both the land owners amalgamated the said land and approached and offered to the builder to develop the landed property belonging to the land owners and Developers is ready to construct a Multi-storied residential building there on.

AND WHEREAS, the aforesaid landowners had enter into development Agreement with Second Party for construction of Multi Storied residential Building as per map plan sanctioned by R.R.D.A Ranchi vide **B.C Case No R.R.D.A/BP/0470/2024** dated 28.10.2024 grant of licence on 02.03.2025 over the Schedule A land and the landowners will get their share as per Schedule B and the remaining built up area in the said proposed residential building with undivided share of land to the developer which was more fully described in Schedule C.

AND WHEREAS, the Government of State of Jharkhand had issued notification with respect to necessary registration of development agreement and as such the landowner and developer had decided to avoid any future legal complication execute this registered development agreement after map sanction by RRDA Ranchi.

AND WHEREAS the above named Land Owners hereby have declared that the Schedule A land is free from all encumbrances charges, liens demands whatsoever and the above named Land Owners has got full subsisting right to transfer the Schedule A land by way of sale, and/or to execute DEVELOPMENT AGREEMENT or any agreement. Any expenses incurred during updated the documents will be beared by the landlord.

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

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Shesalika Dutta

AND WHEREAS the Developer/Builder aforesaid runs its construction business under the name and style of **M/S SAMPOORN ENTERPRISES** a proprietorship firm registered under Jharkhand Building By-laws 2016 bearing Regd. No. **DEV/2036/0340/2019** dated 11.07.2019.

AND WHEREAS the developer shall develop and construct multi-storied residential building on the said land under the name and style of **"PALASH ENCLAVE"** of first schedule strictly as per the sanctioned plan vide B.C. Case No. R.R.D.A/BP/0470/2024 dated 28.10.2024 grant of licence on 02.03.2025 by the Ranchi Regional Development Authority (R.R.D.A) Ranchi and Developer shall abide by the rules and regulations by-laws of RRDA Ranchi and all the obligations under the law shall be completed by the developer in this regard.

AND WHEREAS on satisfaction of land owner's title, the developer has agreed to develop Schedule-A land by way of constructing a multi-storeyed residential building, comprising ground plus G+4 residential, upper floor or as per the approval of map by competent authority over Schedule A land, according to modern taste and Architecture.

AND WHEREAS the Developer has proposed to give land owner the super built-up area in form of flats (more particularly described in Second Schedule) in residential area out of the total FAR (floor area ratio) area achieved against the Schedule A land along with of parking space in the proposed residential building complex as per the specification given under Schedule.

AND WHEREAS the Developers shall be entitled to 7 Flats with 7 Parking One each Flat and the right in common areas and common amenities and facilities as follows in **"PALASH ENCLAVE"** along with undivided proportionate share in land and appropriate the entire sale proceeds against its cost and profit for constructing a multi-storeyed

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Proprietor

Shalini Sinha
Shesalika Datta

building complex for which the land owner shall be bound to sign all conveyance in favour of nominee or nominees of the Developer and the developer shall sign as confirming party to each conveyance.

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

ARTICLE - I DEFINITION

- I.1 LAND OWNERS:** - Shall mean (1) **MRS SHALINI SINHA**, wife of Sri Alok Kumar, (2) **MRS SHEFALIKA DUTTA**, wife of Sri Mithilesh Kumar Dutta, respectively successors in interest.
- I.2 DEVELOPER:-** shall means the above named **M/S SAMPOORN ENTERPRISES** a proprietorship firm through its proprietor **MR NIKHIL RAJ ORAON** and its legal representatives, successors, executors, administrators and/or assigns.
- I.3 ARCHITECT:-** shall mean Engineers Groups Ranchi such Architect or others Architects as be appointed by the Developer from time to time for the project at the said premises.
- I.4 LAND PROPERTY:-** means land which morefully described in Schedule-A below.
- I.5 BUILDING/COMPLEX:-** shall mean the multi storied building consisting of several units of residential/shop/commercial use in the name and style of "**PALASH ENCLAVE**" to be constructed on the Schedule A land by the developer at its own cost and expenses as per plan sanctioned by competent authority.
- I.6 UNIT/FLAT:-** shall mean a covered area available for independent use and occupation that is entire covered areas as be sanctioned by RRDA and or any other competent authority and shall include the plinth area of the Unit.

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Proprietor

Shalini Sinha
Shesulika Dutta

- I.7 PARKING SPACE:-** shall mean any place in covered area reserved for motor car, scooter or any vehicle or any other area as specified.
- I.8 COMMON PART:-** shall mean common all areas of passage, corridor staircase, passage ways, Driveway, lifts, common lavatories, pump room, tube well over head water TANK and common facilities and amenities for common use and enjoyments and all fixture and fitting.
- I.9 SUPER BUILT UP AREA:-** means and including the carpet area of the unit wall, veranda, corridor, lift, balconies staircase guard room, generator room of the proposed multi storied building complex.
- I.10 OWNERS SHARE:-** which means the share in construct area as per terms of development agreement in shape of Flat in the residential complex with relevant portion and common passage, parking space together with undivided share of land out of total constructed area in the residential mentioned in the schedule "B" below. The Parking space in "**PALASH ENCLAVE**" only for Residential Flat Owners.
- I.11 DEVELOPER SHARE:-** which means the remaining area after allocation of landowner share in the residential complex together with the right, title, interest in common facilities and amenities including the right to the user there of parking space together with undivided share of land after providing owner's share more fully described in Scheduled-C.
- I.12 BUILDING PLAN:-** it shall mean the plan prepared by the qualified Architect appointed by the DEVELOPER for the construction of multi storied building on the said property and get it sanctioned by Ranchi Regional Authority Ranchi or any other competent authority at the cost of the DEVELOPER.

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I.13 TRANSFER:- with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in multi-storeyed building to purchaser thereof, although the same may not be within the definition of the terms as given in the Transfer of Property Act or other enactments.

I.14 TRANSFEREE:- shall include any natural or juristic person like Company, Association or persons competent to enter into contract and to whom any space in the building has been transferred.

I.15 FORCE MAJEURE:- shall described flood, earthquake, riot, war storm, tern pest, civil commotion, strike, lock out and/or any other act or commission beyond the control of the developer.

I.16 The Words importing singular shall include plural and vice versa.

I.17 Words importing masculine gender shall include feminine and neuter genders, like wise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.

I.18 This agreement shall come to full force with effect from date registered of this Development Agreement by the parties and time period till 3 years and after full and final payment,

I.19 That this Development Agreement is being executed between the Land Owners/First Party Members and Developer/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) ownership Act 2011 and both parties are

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Proprietor

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Shesalika Dutta

bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) Ownership Act 2011.

I.20 That both parties have also agreed that under the provision of sub Section 2 of section 5 of the Jharkhand Apartment (Flat) Ownership Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for Sale/Sale deed with respect to flat/units of their respective shares in favour of prospective purchaser as mentioned in the Schedule B for land owners allocation and schedule C for developer Allocation of this Development agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

I.21 AND WHEREAS certain terms and conditions were agreed to by and among the owners and developer with regards to be construction, transfer of the said building and the parties here to and desirous of recording into writing the terms of such agreement hereunder.

ARTICLE - II - COMMENCEMENT

This agreement shall be deemed to have commenced with immediate effect.

ARTICLE - III - THE SCHEME

The scheme as formulated by the BUILDER and agreed by the OWNER provides as follows:-

III.1 That the developer will develop and construct multi storied residential building over the schedule A land as per the plan prepared by the architect appointed by the DEVELOPER and approved by the RRDA or any other competent authority as per laws applicable in relation to construction of building/apartments at its own cost. That the building/apartments will be constructed within 05 years from

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the date of sanction of Map land and handing over the vacant possession of the land with one month grace period and extended by such period lost by any force MAJEURE and owners also agreed for the same However the period stipulated herein above may be extended mutually for such period as the parties may deem fit proper and as above defined.

- III.2** The Developer agrees and undertake to construct and complete the construction of multi storied residential building over the schedule-A land after the construction leave aside, allocate and make ready for the OWNERS area of the total constructed area more fully described in schedule 'B' below. In respect of the remaining area of the total constructed area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and condition as it may decide in its sole discretions. The developer share described in schedule "C" below it is mentioned for the sake of clarification that the aforesaid for the OWNERS will include the portion comprising of residential unit as also all other portions such as parking space will be the same ratio in ground floor and the same ratio of the roof right in Residential. However it is also made clear that if in future, the competent authority of RRDA or any other authority permitted to further construction over the roof of the proposed building the Owners and developer will get in the same ratio share as they received by this development agreement.

- III.3** That the Owners do hereby to handed over all the relevant original documents relating to the property described in schedule A below at the time of signing of this development agreement.

- III.4** That the land Owners do here by put the developer in actual physical possession of land vacating tenants if any at the time

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of said developer agreement and developer have right to put the sign board over the said land for construction.

III.5 That after execution of this development agreement under the provision of Sub Section 2 of the Section 5 of Jharkhand Apartment (Flat) Ownership Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for sale/Sale Deeds with respect to flats of their respective shares in favour of prospective purchasers as mentioned in the Schedule B for land owner's allocation and Schedule C, the Developer Allocation of this development Agreement and they may also be free to receive consideration against the unit of their respective shares and no party will have any objection in this regard.

III.6 In furtherance of the intention of the agreement the owners do hereby entrust and empower the developer to do all or any to the following acts, deeds matters and things:

III.7 To appoint Architect Surveyor, Engineers and constructors and other person or persons. All expenses will be borne by the developer.

III.8 To make application to the appropriate authorities for electrical/water connection and permit for quotas for cement steel and other building materials.

III.9 To accept service of any writ summons or other legal process or notice and to appear and represent the owners in any court or before any Magistrate, Judicial Tribunal or other Tribunal in connection with the developer of said property to commence or file suit, actions or other proceeding in any court or before/ at any public office or tribunal relating to the development of the property or parts and for any purpose aforesaid to assign execute or deliver or file necessary court Vakalatnamas, claim, complains orders, applications, papers writing in case of any

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legal proceeding in the court or law against the interest of the owners arising after the execution of the agreement between the owners and the developer. The developer shall take all measures at the cost of Owners to protect the title, interest and right of the owners against any cause of action arising due to the development work.

III.10 To enter into agreement for sale or otherwise allot flats in the aforesaid Building to purchasers except of the owners share of area as described in schedule "B" and be entitled to the consideration thereof.

III.11 To make application if any, before the appropriate authority for installation of lifts with appropriate capacity as per norms.

III.12 The developer shall maintain and provide ancillary electric generation and supply for the benefit of the owners and prospective purchasers of the proposed building complex and the owners will be entitled to the benefit and use thereof in terms of payment of consumption charge calculated by the developer and the land owners will enjoy all relevant facilities on payment of proportionate cost.

III.13 The developer shall install and maintain for the benefit of the owners and others prospective purchasers of the proposed building deep tube well over head storage tank and the owners will enjoy all relevant facilities on payment of proportionate cost.

III.14 That the Developer will liberty free to book developer share without the consent of land owners.

III.15 It is hereby made clear the developer shall act as independent party and not as an agent of the owners for the purpose of the construction of the proposed building over the schedule "A"

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Proprietor

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property and shall pay and keep the owners indemnified from and against all claim penalties costs demands arising out of all construction of proposed building or other works envisaged by this agreement.

ARTICLE - IV - COMMENCEMENT

The Land owners hereby covenant with the developers as follows:-

- IV.1** That the landowner shall pay the proportionate cost of common facilities such as Lift, Generator, Electric Connection, Transformer etc and also bear the proportionate cost of common area.
- IV.2** That the property is freehold and the owners have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the developer respect of the schedule-A property in this developer for proper confirming of title of the owners.
- IV.3** That owners have not created any encumbrance on the said property or nay part thereof by way or sale mortgage, exchange lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrance what so ever and same is not acquired by the government for any purpose and the owners have not entered into any agreement in respect of the schedule-A property with any person partnership firm, company or any proprietorship concern prior to this development agreement if in future any encumbrance or litigation what so ever shall be found in respect of the schedule land in the event the land owners shall alone be responsible and in such case they refund all the expenses incurred during map sanction advance money including adjustable or non adjustable amount received from

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Proprietor

Shalini Sinker
Shesalika Dutta

developer/Builder along with 12% interest P.A. within one month from the date of demand.

- IV.4** That there are no statutory claims, demands, attachment or prohibitory order made or issued by the taxation authorities Revenue authorities, municipal authorities or any other government or other local bodies or affecting the said property or any part thereof.
- IV.5** That there are no attachment either before or after judgment and there are no claims, demand, suits, decree, injunctions orders, lispendence notice, insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- IV.6** That apart from the owners no one else are entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any joint family or otherwise.
- IV.7** That all outgoing, demands, rates, taxes, etc. arising from the date of this agreement shall be paid by the developer alone and the owners shall be liable for such amounts remaining unpaid till the date of this agreement.
- IV.8** That the Land Owners will remain present and ready whenever required to sign any papers and documents related to the land in question for the purpose of development of the said land from any legal authority which are required from time to time during the development and construction of proposed multi-storeyed residential/commercial building complex.
- IV.9** That in consideration for the conveyance of the property described in schedule C herein below and in exchange of the

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Proprietor

Shalini Sinker
Shesalika Dutt

facilities stated herein above the developer shall do and perform the following acts, deeds matters and things.

IV.10 The developer shall indemnify the owners from and in respect of all claims, compensations or expenses payable in consequence of any persons or demand of what so ever nature from any authority arising from any act of omission or negligence on the part of developer shall also indemnify the owners against any claim, action or proceeding which may be brought, or taken against the owners in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement. The developer shall also indemnify the owners against any claim, compensation, actions or proceeding which may brought or taken against the owners in respect of any accident to work men related to or in connection with execution of the work and after allocation of the OWNERS area. All cases legal litigations, dispute regarding advances from purchasers or complain (if any) by the purchaser relating to the project shall be the liability of the developer and the owners shall not be liable in any circumstances.

IV.11 That the owners hereby agree to co-operate with the developer in assisting them in all lawful act to implement the development agreement. The owners further agrees that with respect to the share assigned to the Developer as mentioned in the Schedule C herein-below the Owners will not interfere in any manner and the developer is free to execute appropriate deed of sale, conveyance deed against the developer's share and to present the same before the Office of District Sub Registrar and admit execution thereof.

IV.12 That the owners will receive the schedule 'B' flat in the form of super built up area agreed as aforesaid. The owner shall at no

SAMPOORN ENTERPRISES

Haj Aron

Proprietor

Shalini Sinha
Shesheika Dutta

time demand any further premium or have any interest in future dealing regarding the sale of developer's share of super built up area.

IV.13 In case any GST, Sales tax, VAT, TDS, Service Tax or any other Govt. Tax and duties is payable in relation to all units of the said project/apartment to be constructed on the Schedule A land, the same shall be on the account of owner's the developer and their nominees proportionate to their respective share in the said building It is further agreed that the Owner's shall make payment of the G.S.T etc., to the government through Developer or by himself.

IV.14 That the owner shall hold the owner's area/portion according to registered development agreement. The Owners shall become member of Association of persons or Co-Operative maintenance committee found suitable by the developer and formed by them and the owner as well as their nominees, respective agents, servant and license shall abide by the rules and regulations of the association or maintenance committee and pay accordingly decided in the committee so that the whole building should be safe and protected in future. They shall be entitled to use all common facilities in the building complex for the utilization of the occupants of the building on the usual terms and conditions applicable to all for such utilization. The Owner shall be entitled for undivided proportionate share in land as per law.

IV.15 That this Development Agreement is being executed between the land Owners/First Party members and the Developer/Second Party under the provision of Section 5(1) of the Jharkhand Apartment (Flat) Ownership Act, 2011.

SAMPOORN ENTERPRISES

Hayaroon

Proprietor

Shakti Saha

Shesalika Datta

SCHEDULE FOR MANAGEMENT:

A Schedule for management a schedule shall be formed by the parties herein due coerce for the management/administration of the new building complex including the portion in 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 binding including the owners allocation and the developers allocation shares.

BREACH OF DEVELOPMENT AGREEMENT:

In the event of breach of this development agreement or any others dispute arise between the parties in respect of this development agreement, shall be decided by the sole arbitrator appointed by the Builder.

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

SCHEDULE-A

All the piece and parcel of the land of under Khata No 111 R.S. Plot No. 47 Sub Plot No 47/F area 6.40 out of 6.61 Decimal, and Plot No 47 Sub Plot No 47/G area, 7.16 out of 7.43 Decimal, **total area 13.56 out of total area 14.04** Decimal situated at Mouza Kamre, Thana No. 144 P.S Ratu, District Ranchi, State Jharkhand having permanent heritable and transferable chapperbandi right which butted and bounded as follows :-

North	:	Simana of Jhiri Mouza.
South	:	Road.
East	:	Sub Plot No 47/E.
West	:	Sub Plot No 47/H.

SAMPOORN ENTERPRISES

Ajay Anam
Proprietor

Shahini Saha
Shefalika Datta

Valuation of Land (For the purpose of Registration)

Land Area **13.56** Decimal commercial value of the land @
Rs. 5,91,667/- per Decimal Total Value of Property worth
Rs. 80,23,100/-

SCHEDULE-B

LAND OWNERS SHARE:-

First Party No 1 & 2 Shalini Sinha and Shefalika Dutta are the joint owners of Land under Khata No 111 R.S Plot No 47 Sub Plot No 47/F area 6.40 out of 6.61 Decimal and Khata No 111 Plot No 47 Sub Plot No 47/G area 7.16 out of 7.43 Decimal **total area 13.56 out of total area 14.02 Decimal** of **"PALASH ENCLAVE"**. The share of **conversion Percentage will be 40%** of the land owner AND 60% OF THE Developers share. If as per the condition of this Development Agreement land owners No 1 have 20% of the total super built up area as owners allocation if the area of owner allocation increased the land owner No 1 will pay for increased area @ 1300/ per Sq ft to the Developers within one year.

All that piece and parcel of 3 number of Flats including with 3 numbers of car parking space in Ground Floor under mentioned in table of **First Party No 1 (Shalini Sinha)**.

SI NO.	Flat No	Floor	Super Built-up Area
1	A	4	1035
2	B	4	1250
3	C	4	1321

All that piece and parcel of 2 number of Flats including with 2 numbers of car parking space in Ground Floor under mentioned in table of **First Party No 2 (Shefalika Dutta)**.

SAMPOORN ENTERPRISES

Shy. Dason
Proprietor

Shalini Sinha
Shefalika Dutta

SI NO.	Flat No	Floor	Super Built-up Area
1	B	3	1250
2	C	3	1321

SCHEDULE-C
DEVELOPERS SHARE:-

The developer will get the undernoted flats in the proposed multi storied building. After sanction the Map from RRDA the Proportionate area will be shared between landowners and developer as per their land area. The car parking space shall be in the same ratio as Number of Flats in Residential building. The share of Landlord mentioned in Schedule-"B" and land Owner in the Schedule-"C".

SI NO.	Flat No	Floor	Super Built-up Area
1	A	1	1035
2	B	1	1250
3	C	1	1321
4	A	2	1035
5	B	2	1250
6	C	2	1321
7	A	3	1035

ARTICLE ..V .. BUILDER'S RIGHT

V.1 The OWNER hereby grant subject to what has been hereinafter provided, the exclusive right to the BUILDER to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and/or transfer and/ or construction in accordance with the plan duly sanctioned by the R.R.D.A vide **B.C Case**

SAMPOORN ENTERPRISES

Hojdraon
Proprietor

Shahini Saha
Shesalika Dutta

No RRDA/BP/0470/2024 dated 28.10.2024 grant of licence on 02.03.2025.

- V.2 The BUILDER shall be entitled to prepare modify or alter the plan and to submit the same to the RRDA in the name of the OWNER or as may be required under RRDA rules at its own costs and the BUILDER shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for obtaining the sanction of the Map from R.R.D.A and for the construction of the building on the LAND PROPERTY provided however that the BUILDER shall be exclusively entitled to all refunds of any or all payments and /or deposits made by the BUILDER.

SAMPOORN ENTERPRISES
Aj. Oraon
Proprietor

ARTICLE - VI - APARTMENT CONSIDERATION

- V.1 On the OWNER' representation about their title to and possession over the LAND PROPERTY and relying upon OWNER' personal guarantee that they have made full and correct disclosures and they full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the OWNER having agreed to permit the BUILDER to commercially exploit the LAND PROPERTY and Earth work construct, erect and complete the building on the premises as a whole, the BUILDER agrees:

- a) To prepare plan and cause the said plan to be sanctioned and to incur and bear all costs charges and expenses for preparation design and sanction of the plan.
- b) At its own costs to obtain all necessary permissions and or approvals and/or consents.
- c) To pay all costs of supervision of the development and construction of the OWNER' ALLOCATION in the building at the said premises.

Shalini Sinha
Shesheela Dutta

- d) To bear all costs charges and expenses for construction of the building at the said premises.
- e) To allocate the OWNER' ALLOCATION of the construction area in the building to be constructed at the said premises (herein after called the said OWNER allocation).
- f) To give possession of the OWNER' ALLOCATION within thirty six months of beginning of construction work or receipt of sanctioned plan from R.R.D.A whichever is later. The aforesaid shall constitute a consideration for grant of exclusive right for development of the said LAND PROPERTY.

ARTICLE - VII - LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the OWNER to defend all actions and proceedings in respect of the title and/ prepossession of the Land property,
2. The OWNER are herewith handing over originals of all the relevant documents regarding title, possession, municipal taxes and other legal papers concerning the land property referred above. The OWNER further assures and confirms to provide to the BUILDER any other document required in connection with the said land property within a reasonable time at his expenses.
3. That the Builder allocation pursuant of Section 5, Sub- section (1) & (2) of the Jharkhand Apartment (Flat) Ownership Act 2011. The land owner and developer shall be absolute owner of their respective shares and they will be entitled to sell/transfer their shares separately. Sub Sec. 5.2 The final sale/lease of the apartment (Flat) along with the common areas and facilities shall be executed and registered by the Developer/Promoter or the owner, as the case may be as per Sub-Section 5.1 in favour of the prospective Apartment (Flat) Owners.

SAMPOORN ENTERPRISES

Ajay Oraon

Proprietor

Shashi Sinky
Shesalika Patta

4. This agreement is a binding between the parties and both parties shall abide by all terms and conditions mentioned herein.
5. Courts of Ranchi alone will have the jurisdiction in all legal matters arising out of or concerning this transaction.

ARTICLE - VIII - SETTLEMENT OF DISPUTES AND ARBITRATION

1. That if any dispute or differences arise out of these presents and or any misrepresentation of the terms and conditions of these presents, then the same shall be referred to the decision of the arbitrator's one to be appointed by the OWNER and another by the BUILDER. The arbitrators so appointed may jointly nominate a third arbitrator and they jointly act as arbitral proceedings shall be conducted and shall be governed by the arbitration and conciliation act, 1996.
2. The place of Arbitration shall be at Ranchi.

The SCHEDULE-D above referred to: (COMMON FACILITIES).

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landings, entrance and exist.
2. Pumps installation, pump room and room for staff or workers if any. .
3. Common passages, drive ways excepting car parking areas if any.
4. Deep Boring, water pump, water tank, water pipes and other common plumbing installations.
5. Electrical copper wiring in 3 phases only for lift.
6. Drainage, Sewerage and rainwater pipelines.
7. Boundary including outer sidewalls of the said building and the main gate.
8. Such other common parts, areas, equipments, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to user and occupancy of

SAMPOORN ENTERPRISES

Shy. Oraon

Proprietor

*Shalini Singh
Shesalika Dutta*

flat or flats in common and as are easement of necessary or the building but excluding car parking space and areas.

9. Four wheeler parking space for customer in front of market complex or parking space left in basement after allotting flats owners. Two wheeler parking area is specified in map for Shops/Flats/Guest/Customer. Visitor parking for market complex in front of complex building area left after allotment of Flats purchasers.

The above referred to (SPECIFICATION)

Specifications of the building/flats shall be as follows:-

FOUNDATION	:	R.C.C foundation as per design of structural consultants
STRUCTURE	:	R.C.C. frame structure.
WALLS	:	Wall shall be constructed with First class Fly Ash. External wall thickness will be 10"/8" and internal wall thickness will be 5"/4"
PLASTERING	:	a. 12 mm thick inside plaster with sand cement mortar in (1:6 All external and internal walls) b. 12 mm thick outside plaster with sand cement mortar Roof POP/Carnish
BRICK WORK	:	a. 200MM thick Brickwork will be done on outside wall in Cement and Mortar in (1:6) ratio. b. 75 mm thick inside portion wall and 100 mm Or 125 mm thick portion wall between the units, will be done by cement and mortar (1:4) ratio.
WINDOWS	:	3 or 2 track sliding aluminium window with glass.

SAMPOORN ENTERPRISES

Aj. Praon
Proprietor

She salika Datta

Shalini Singh

WATER SUPPLY	:	Adequate water supply shall be provided by deep well boring
TOILETS/BATHROOM	:	<ul style="list-style-type: none"> a) Flooring: - Floor Tiles (Anti Skid). b) Walls:- Glazed tiles up to 7' height. c) Sanitary Ware: White glazed vitreous sanitary ware of Standard Mark. d) Fitting: - Chromium plated C.P. fittings. e) Cistern :- Acrylic/PVC cistern in white Colour
FLOORS	:	Vitrified tiles flooring 2X2 in all residential area of the flats
KITCHEN	:	<ul style="list-style-type: none"> a) Flooring:-Floor Tiles (Anti Skid). b) Working Platform: - Granite/Green Slab Platform or available colour. c) Dado: - Premium quality printed 18" high glazed tiles upto 48" from working slab. d) Sink: - Stainless Steel Sink.
LIFT	:	Six person of lift of I.S.I Mark.
POWER BACK UP	:	Providing Generator of adequate capacity for common area lightning.
PAINTING	:	<ul style="list-style-type: none"> a) Waterproof cement-based paint will be used on outside walls. b) Inside wall of Individual flats/shops shall be finished with P.O.P on plastered surface with Primer.
ELECTRICLAS	:	<ul style="list-style-type: none"> a) Concealed or semi concealed wiring, built-in switch-board, piano switch will be provided. b) Two light points, one fan points and

SAMPOORN ENTERPRISES

Haj Arson

Proprietor

Shesalika Dutta

Shahini Singh

	<p>one 6 AMP and two 16 AMP plug point in each bedroom.</p> <p>c) Three light points, one fan points, one calling bell points, one fridge points, one telephone and one T.V. point. One AC point, one 6 AMP and one 16 AMP plug point in living cum dining room.</p> <p>d) One light point, one fan point, one exhaust point, two 6 AMP, two 16 AMP plug point in Kitchen.</p> <p>e) One light point and one Exhaust fan point, one Geyser point in toilet.</p> <p>f) One light point in balcony.</p> <p>g). Electric Connection for Individuals Flats/shops OWNERS name from J.S.E.B. will be provided at extra cost.</p>
<u>CHAWKHAT</u>	Door from of Sal wood.
<u>DOOR</u>	Flash Door of I.S.I Mark. Aluminium frame door in Toilets.

SAMPOORN ENTERPRISES

Aj Dragoon

Proprietor

Shesulika Dutta

MISCELLANEOUS

- Car and scooter parking at Extra Cost.
- Registration and Work Contract Tax or any other Tax (if any) shall be borne by Purchaser/Owners.
- The OWNERS will pay to the DEVELOPER extra cost for any work done beyond the above specification.

Shashi Sinha

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules A is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan land, The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L. or E.C.L.

IT IS FURTHER CERTIFIED that the land does not belong to Adivasi Khata, nor connected with any member of Scheduled Tribe or Backward classes notified for the purpose of Sec 46 (b) of the C.N.T Act 1908, and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that the said land has not been mortgaged with any institution.

IN WITNESS WHEREOF THE parties hereto have sent and subscribed their respective hands seal at Ranchi in each page of these present of witnesses of the day month and year first above written. Signed, sealed and delivered at Ranchi in presence of:

WITNESSES :

1. *Paras Nath Oraon*
Paras Nath Oraon
Late Daso Oraon
Vill. Dehatal, Hasser, Ranchi.
Jharkhand - 834004
2. *Atul Kumar*
s/o Late Krishna Ballara Prasad
Flat No. 02 'B'
Radium Road, Ranchi.
24/04/2025

Signature of Landowners

1. *Shalini Sinha*
24/04/2025
2. *Shesalika Dutta*
24/04/2025

SAMPOORN ENTERPRISES

Atul Oraon

Proprietor

Signature, Photo and finger prints of the Developers

SAMPOORNA ENTERPRISES

Ashok
Proprietor

24/04/2025



ATTESTED

Ashok Srivastava
Adv
24.4.2025

Ashok Kumar Srivastava
Advocate
Civil Court, Patna
No. 338/92

Shalini Singh
Sheshaiesha Putta
24/04/2025

Little	Ring	Middle	Index	Thumb

Certified that the finger prints of the left hand of each person whose photographs is affixed in the document have obtained by me or before me.

Ashok Srivastava
Adv

Ashok Kumar Srivastava
Advocate
Civil Court, Patna
No. 338/92

24.4.2025

Typed by :-

Drafted by

Ashok Srivastava
Adv

Ashok Kumar Srivastava
Advocate
Civil Court, Patna
No. 338/92

24.4.2025



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम				रैपट का नाम, अभिभावक का नाम, रिश्ता					
शमिलित मालिकान				बकास्त मालिक, जाति, निवासी-					
जिला का नाम	राँची	अंचल का नाम	रातु	हलका का नाम	हल्का-05	मौजा का नाम	कमड़े	खाता का प्रकार	रैपटी
खेवट नम्बर	12/4	खाता नम्बर	111	धाना का नाम	राँची	धाना नम्बर	144		
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताविक लगान/सेस	लगान	खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रो (10) आ (11) पे (12)	(13)	
111	47	सिमाना मौजा झिरी टाढ़ जेएया उरान्व	दोन एक 5	1 (एकड़) 6 (डिसमील) 0 (हेक्टर)	दकबजे सेख हुसेन बक्स मुरतहिन वसरह न० 38	-----	0 1 0	-	
खाता मे कुल प्लोट संख्या	0	खाता का कुल मिजान	1 (एकड़) 6 (डिसमील) 0 (हेक्टर)	खाता का कुल	0 1 0				

4/23/2025
10:00:34
AM

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

<script language="javascript">window.print();</script>

ऑनलाइन जाँच

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम संकेत । नाम मौजा मय

धाना वी धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 34

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 7

वी सकुनत नम्बर। Receipt No. : 0492700933

रातु । कमड़े । 144 । शालनी सिन्हा

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
111	47	0 एकड़ 6.61 डिसमीत 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

जौत का सालाना मांग मय तफसील (बकाया वी हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2025-2026)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	7.00					7.00
गुजारी (भावली)	1.75					1.75
सेस	3.50					3.50
सूद	3.50					3.50
मुतफरकात	1.40					1.40
मीजान	17.15					17.15

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतालबा हाल (2025-2026)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)	7.00					7.00	
गुजारी (भावली)	1.75					1.75	
सेस	3.50					3.50	
सूद	3.50					3.50	
मुतफरकात	1.40					1.40	
मीजान अदायकारी	17.15					17.15	

(१) मीजान कुल (तफसील में) : Seventeen Rupees and Fifteen Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 17.15

तारीख अमता तहसील कुनिन्दा : 23-04-2025

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

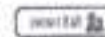
April 23, 2025

भाग वर्तमान		पृष्ठ संख्या		34									
जिला का नाम	सीधी	अनुमंडल नाम	सादर	अवतल का नाम	राजु	इलका का नाम	इल्वा-05	इस्टेट का नाम	JHARKHAND				
प्लॉट का नाम	कमठे	इंस्ट्रिंग संख्या	111	लैबी संख्या		प्लॉट नम्बर	144	खाल का प्रकार	रेगती				
बादली विन्ड, यदि-बी अलोक कुमार, धाति-													
खता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				हमान	सेस		
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कुल परिमाण		0 ए 6.61 डि 0 इ											
शरीख	प्राप्ति पत्र संख्या	साल से	साल तक	सामल बकाया	सागत 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
01-12-2019	0034734739	2015-2016	2018-2019	21	7	5.25	1.75	10.5	3.5	10.5	3.5	4.2	1.4
01-12-2020	0907775855	2019-2020	2019-2020	0	7	0	1.75	0	3.5	0	3.5	0	1.4
07-24-2024	0739455040	2020-2021	2024-2025	28	7	7	1.75	14	3.5	14	3.5	5.6	1.4
04-23-2025	0452700933	2025-2026	2025-2026	0	7	0	1.75	0	3.5	0	3.5	0	1.4

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 प्रामाणिकता प्रामाणिकता के लिए है

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

प्लॉट का गलती देखने के लिए प्लॉट नंबर प्रिंट करें

ऑनलाइन जाँच

Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सर्कत । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रेयती Page No. 33
 नाम रेयत मय वलिदयत जमाबन्दी Vol. No. 7
 वो सकुनत नम्बर। Receipt No. 0150896292

रातु । कमठे । 144 । शोफालिका दत्त		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
111	47	0 एकड़ 7.43 हिंसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिस्साव लगान भावती
------------	-------------	--------------------------

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

मांग बाबत	साताना	बकाया				हाल (2025-2026)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	8.00					8.00
गुजारी (भावती)	2.00					2.00
सेस	4.00					4.00
सूद	4.00					4.00
मुतफरकत	1.60					1.60
मौजान	19.60					19.60

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2025-2026)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					8.00	
गुजारी (भावती)					2.00	
सेस					4.00	
सूद					4.00	
मुतफरकत					1.60	
मौजान अदायकारी					19.60	

(१) मौजान कुल (लफजों में) : Nineteen Rupees and Sixty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 19.60

तारीख अमला तहसील कुनिन्दा : 23-04-2025

खास महलत का बकाया मातगुजारी पर (सिवाय एसे बकायों पर जिन पर कि सर्टीफिकेट जारी हो) सूद नहीं तिग्या जाता है।



4
ऑनलाइन जाँचें

यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी को 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।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

April 23, 2025

पंजी II प्रति

भूमा वर्तमान		पत्र संख्या		33									
विल का नाम	सीवी	अनुमति नाम	सदर	अनिल का नाम	राज	इसका का नाम	इसका-05	इस्टेट का नाम	JHARKHAND				
शेख का नाम	कमठे	इस्टिम संख्या	111	सीवी संख्या		धाना नम्बर	144	खत का प्रकार	रेपती				
वैकल्पिक दल, पी-बी निपिटोया कुमार दल, जति- ———													
खत नम्बर	फोट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				हमान	सेस		
133	47	0 ए 7.43 डि 0 हे				नगनगरन मुकदमा संख्या 911/2015 - 2016				8	0		
		कुल परिमाण											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागल बकाया	सागल धानु साल	रोड सेस बकाया	रोड सेस धानु साल	शिक्षा सेस बकाया	शिक्षा सेस धानु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस धानु साल	कृषि सेस बकाया	कृषि सेस धानु साल
01-12-2019	0834408483	2019-2018	2018-2019	24	8	6	2	12	4	12	4	4.8	1.6
01-12-2020	0236775838	2019-2020	2019-2020	0	8	0	2	0	4	0	4	0	1.6
2024-07-24 11:44:16	0167158725	2020-2021	2024-2025	32	8	8	2	16	4	16	4	6.4	1.6
04-23-2025	0150996292	2025-2026	2025-2026	0	8	0	2	0	4	0	4	0	1.6

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

Mutation Cases Not Found !!

List Of Case Status Details



यह एक कंप्यूटर जनित प्रति

यह प्रमाण केवल प्रती की जानकारी के लिए है

किसी भी प्रकार की असुविधा के लिए संबंधित अधिकारियों से संपर्क करें

(यह को नया देखने के लिए पत्र नंबर जितक करें)

4
ऑनलाइन जॉन

Ranchi Regional Development Authority (RRDA)

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMISSION

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

From,

The Vice Chairman
Ranchi Regional Development Authority (RRDA)

To,

SHALINI SINHA AND SHEFALIKA DUTTA
ROOM NO. 117, DASWA
COMPLEX, HARSER, NAGRI, RANCHI, 834004

Resanction of your building plan case no. **RRDA/BP/0470/2024** dated **28/10/2024** for grant of license on Dated **2/3/2025** for the **Building Development Permission** in Khata No.: **111** on RS Plot no.: **47** Situated in Colony/Street: **KAMRE** Mohalla/Bazar/Road: **KAMRE**.

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Vice Chairman **Ranchi Regional Development Authority (RRDA)**, under clause no.37 of Jharkhand Regional Development Authority 2001[Adopted] with following conditions :

1. You have to pay the balance fee of **RS.34588.5/-**
2. You have to furnish & Deposit a Gift Deed of **37.63** 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.69665/-** labour cess @ 1% of the project cost.

Ranchi Regional Development
Authority (RRDA)

अभिनव.१४४



Kamre

नाममौजा कमड़े

नाम याना शैली

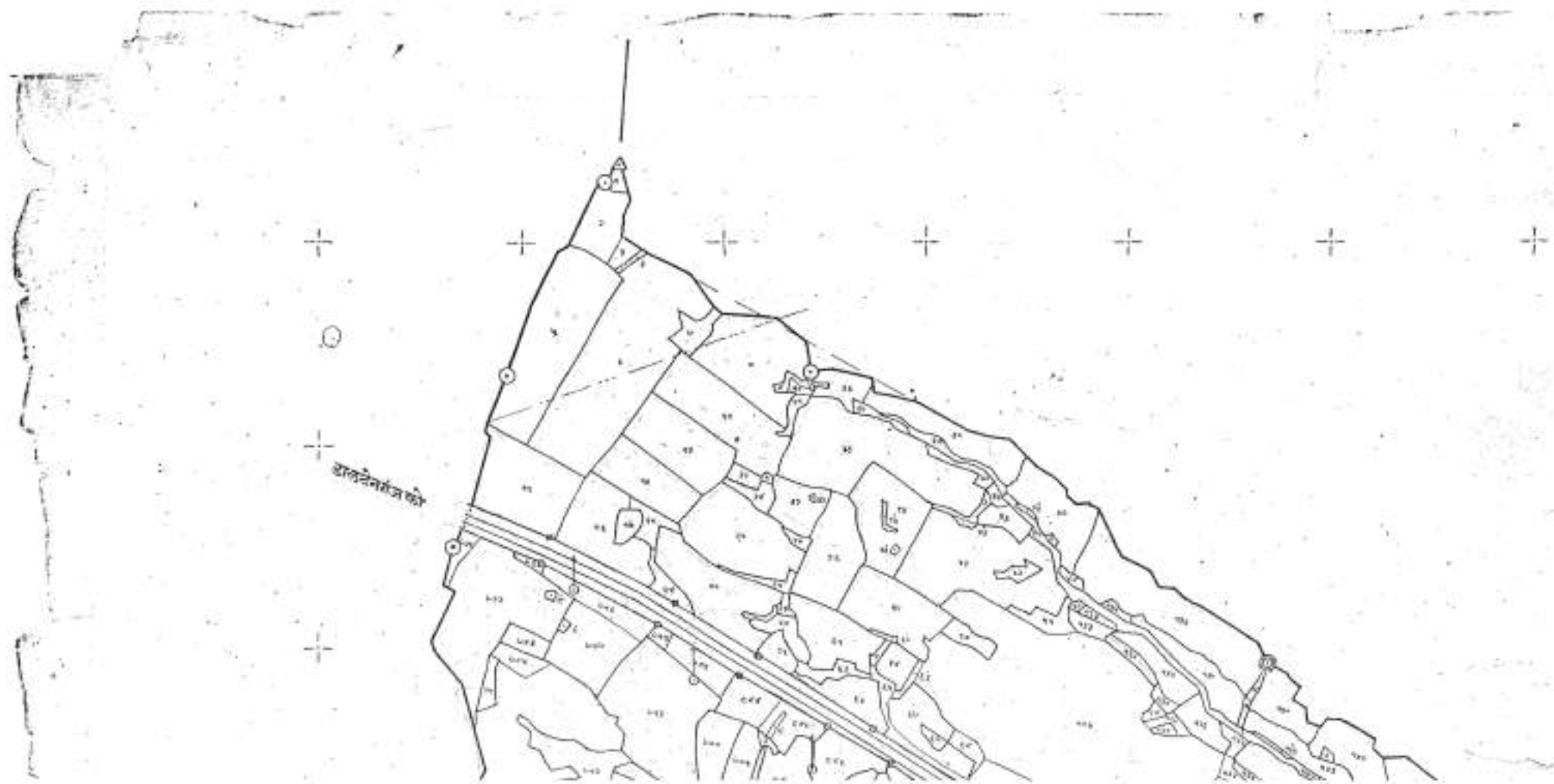
याना नम्बर २५५

जिल्हा राँची

स्वित् लक भादल बगामर १६ इल
बल १६३२ - ३३ रशी

I 140200000/144-00

Printed and Published by...



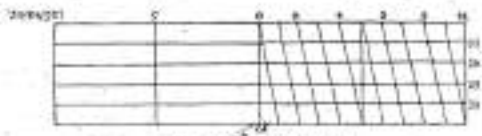
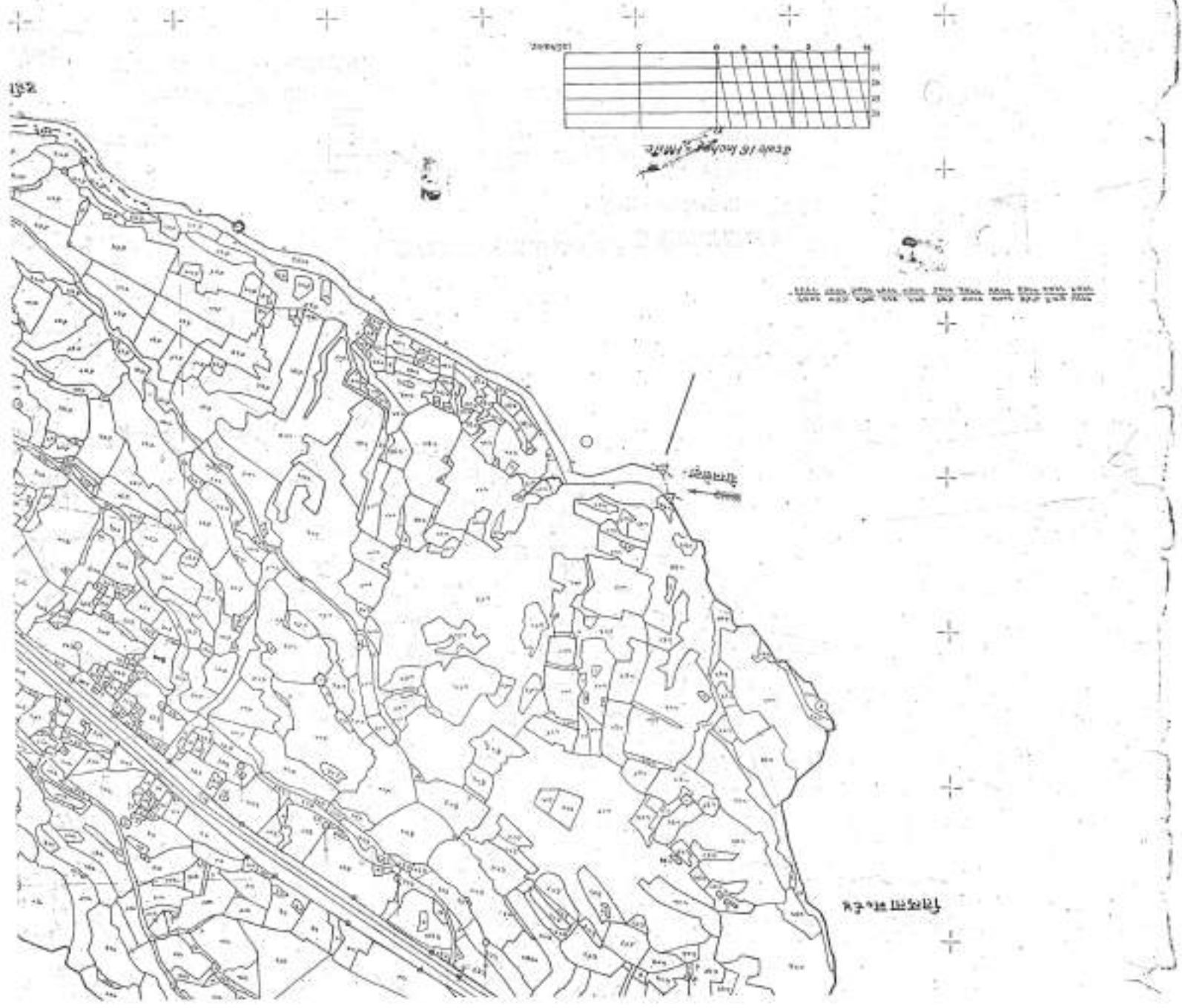


Figure No. 4

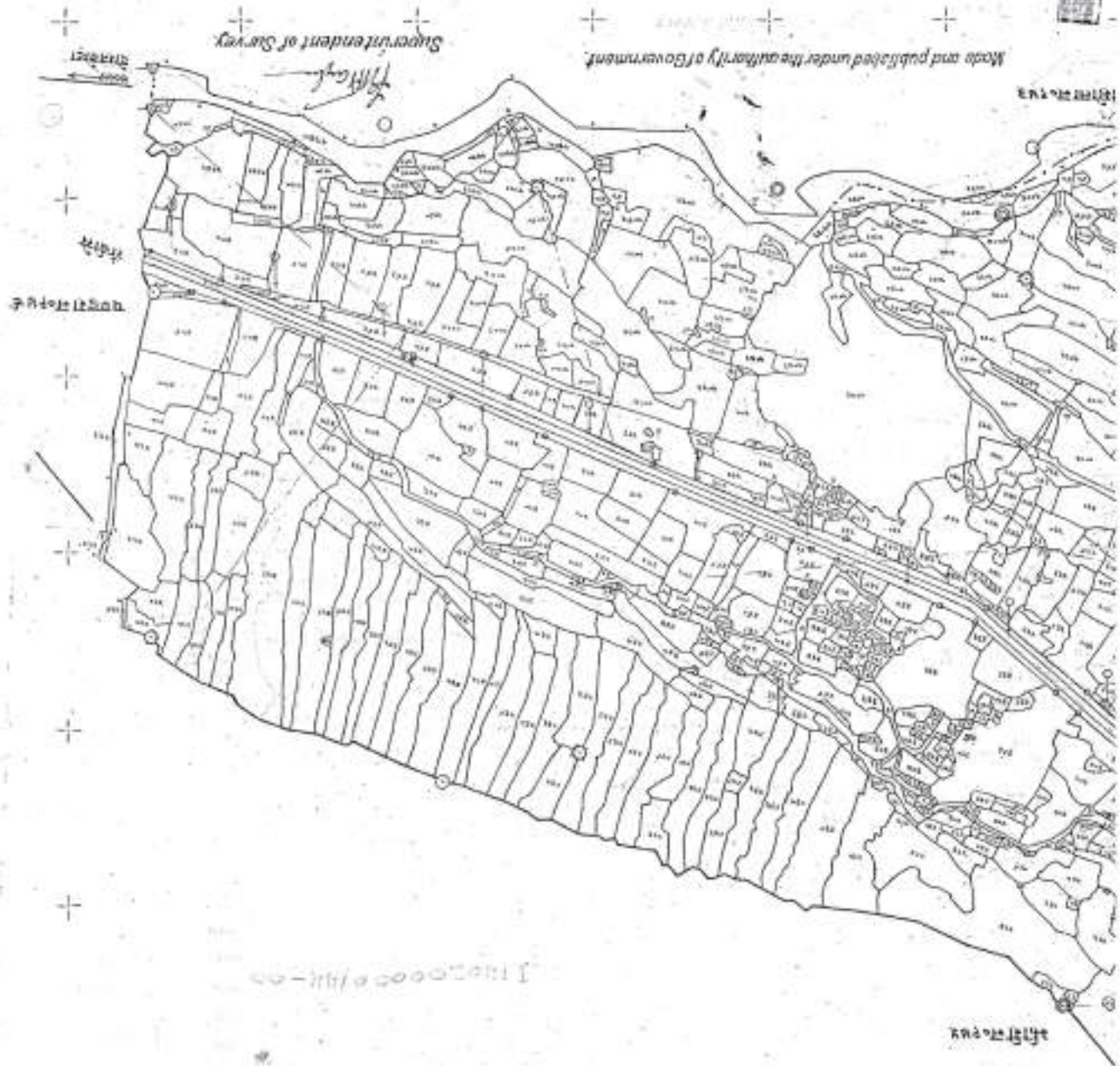
Figure No. 4



Made and published under the authority of Government.

Superintendent of Survey.

17th Aug 1873



1873

1873

1873

1873

1873

Ranchi Regional Development Authority (RRDA)
Certificate For Empanelled Builder

Entity Name	: SAMPOORN ENTERPRISES	Enrolment Number	: DEV/2036/0340/2019
Category of Entity	: Single Owner Proprietary Firm	Enrolment Date	: 20/08/2024
CIN Number	: DEV/2036/0340/2019	Registration Number	: DEV/2036/0340/2019
Establishment Year	: 2019	Issue Date of Registration Number	: 20/08/2024
Address	: ROOM NO 117, DASWA COMPLEX, PLOT NO 292, KHATA NO 45, VILLAGE- HARSER, P S - NAGRI, RANCHI, JHARKHAND 834004	Validity of Registration no.	: 20/08/2025
		Phone Number	: 8102148887

This is to declare that **SAMPOORN ENTERPRISES** having enrolment number **DEV/2036/0340/2019**, has been successfully registered with us with satisfactory compliance of registration criteria and to certify that registration number **DEV/2036/0340/2019** has been allocated to you as empanelled **Single Owner Proprietary Firm** under this local body to act as authorized **Single Owner Proprietary Firm** for conducting its activity as per its MOA (Memorandum of Association).

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

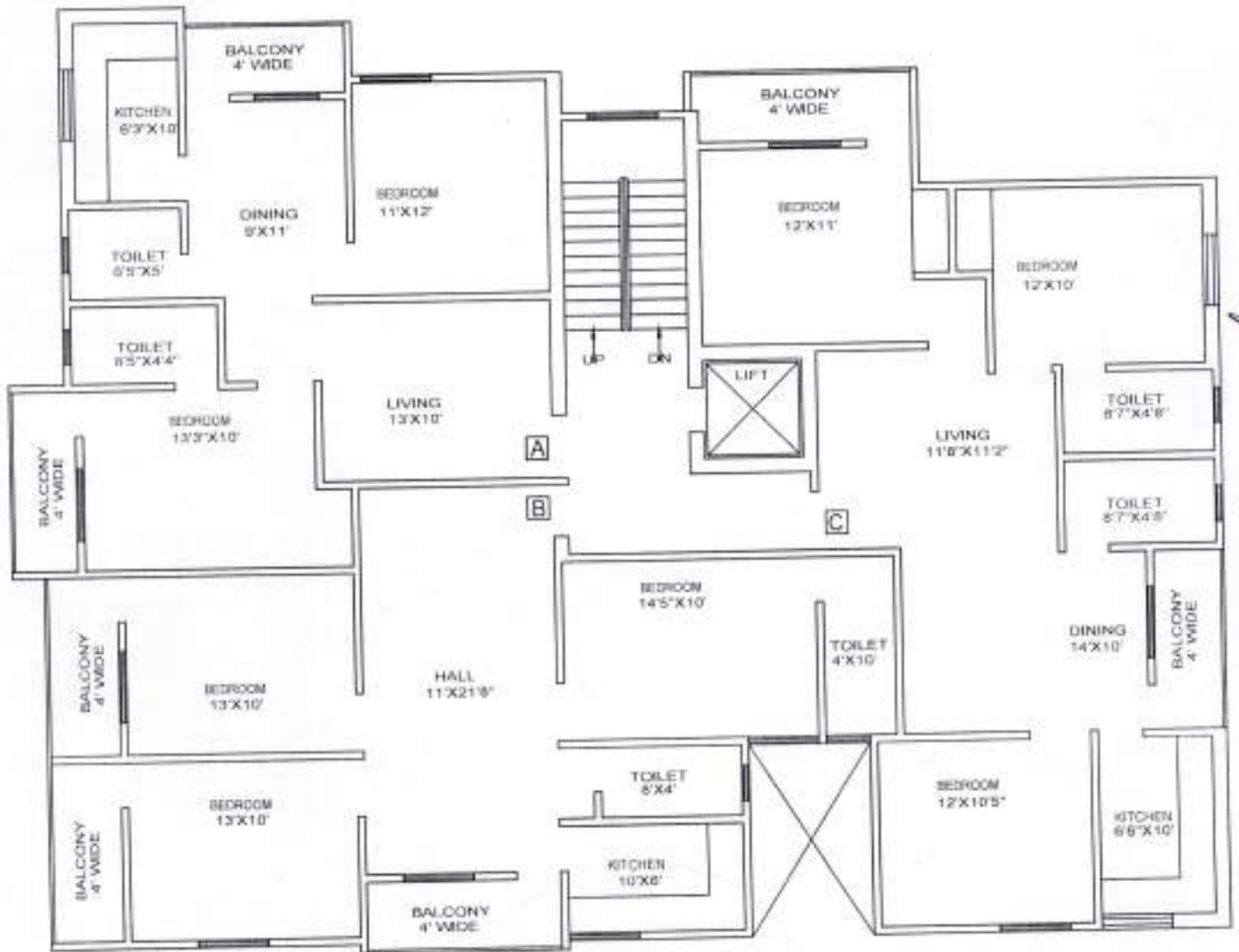
Document certified by SWAPNIL
MAYURESH
+919431000000@GMAIL.COM

Name: SWAPNIL
MAYURESH
Designation: Vice
Chairman
Organization: RRDA
Authorized Signatory

SAMPOORN ENTERPRISES

Sampoorn

Proprietor



1st,2nd,3rd & 4th FLOOR PLAN



FLAT NO.	BUILTUP AREA	SUPER BUILTUP AREA	CARPET AREA
A	826 sft	1035 sft	745 sft
B	1000 sft	1250 sft	925 sft
C	1057 sft	1321 sft	945 sft

Shesheela Datta

Shalini Singh



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2906/05456/00333

To
परशनाथ ठाकुर
Parasnath Oraon
S/O Late Daso Oraon,
H NO.93.A, Daso, Mahli Bari Ghar, Dahutoli Harser,
VTC, Dhuurwa,
PO: Dhuurwa,
District: Ranchi,
State: Jharkhand,
PIN Code: 834004,
Mobile: 9431361154



Validity unknown

आपका आधार क्रमांक / Your Aadhaar No. :
2825 4664 3399
VID : 9159 4428 3156 2597
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



परशनाथ ठाकुर
Parasnath Oraon
जन्म तिथि/DOB: 13/04/1964
लिंग/ GENDER: MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सहायक (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑनलाइन प्रमाणीकरण की श्रेणियों) के साथ किया जाना चाहिए -
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XMI).

2825 4664 3399

मेरा आधार, मेरी पहचान



GOVERNMENT OF INDIA



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार सेवर धारक द्वारा प्रस्तुत सूचना और विनिर्देशों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर अधीन है।
- इस आधार पर जो क्यूआरकोड/QR कोड प्रिण्टेड प्रमाणीकरण कोडों के जरूर ऑनलाइन प्रमाणीकरण के द्वारा संचालित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in, या उपलब्ध मुद्रित क्यूआर कोड रीडर का उपयोग करके संचालित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के सम्बन्ध में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्षों में कम से कम एक बार आधार में अपडेट करवाना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी संस्थाओं/संस्थानों को लाभ लेने में सहायक करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- ऑनलाइन/ऑनलाइन/ऑनलाइन का उपयोग न करने के समय सुरक्षित मुद्रित/प्रिण्टेड कोडों के लिए आधार/बीयोमेट्रिक्स लॉक/अलॉक मुद्रित/प्रिण्टेड का उपयोग करें।
- आधार की जांच करने वाले सहायक कोडों के लिए सचेत हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

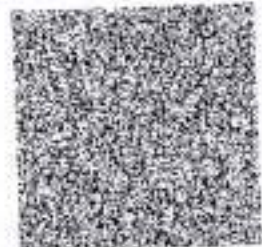


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



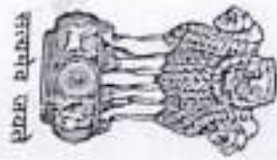
पते:
S/O Late Daso Oraon, H NO.93.A, Daso,
Mahli Bari Ghar, Dahutoli Harser, Dhuurwa,
PO: Dhuurwa, DIST: Ranchi,
Jharkhand - 834004

Address:
S/O Late Daso Oraon, H NO.93.A, Daso,
Mahli Bari Ghar, Dahutoli Harser, Dhuurwa,
PO: Dhuurwa, DIST: Ranchi,
Jharkhand - 834004



2825 4664 3399
VID : 9159 4428 3156 2597

1947 | help@uidai.gov.in | www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



शालिनी सिंहा
Shalini Sinha

जन्म तिथि / DOB : 15/12/1974

महिला / FEMALE

2939 5631 5514



आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O: आलोक कुमार, रेडियम मार्ग,
समीप साहु रेसिडेन्स एम दयाल फ्लैट
न 2बी, कचहारी चौक, रांची
जी.पी.ओ., रांची, झारखण्ड,
834001

Address:

W/O: Alok Kumar, RADIUM
ROAD, NEAR SAHU
RESIDENCE M DAYAL
ENCLAVE FLAT NO 2B,
KUTCHARY CHOWK, Ranchi
G.P.O., Ranchi, Jharkhand,
834001



1947

1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
Government of India



Aadhaar no. issued: 12/09/2012



शेफालिका दत्ता
Shefalika Dutta
जन्म तिथि/DOB: 16/03/1972
महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
**Aadhaar is proof of identity, not of citizenship
or date of birth.** It should be used with verification (online
authentication, or scanning of QR code / offline XML).

5979 1507 4815

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

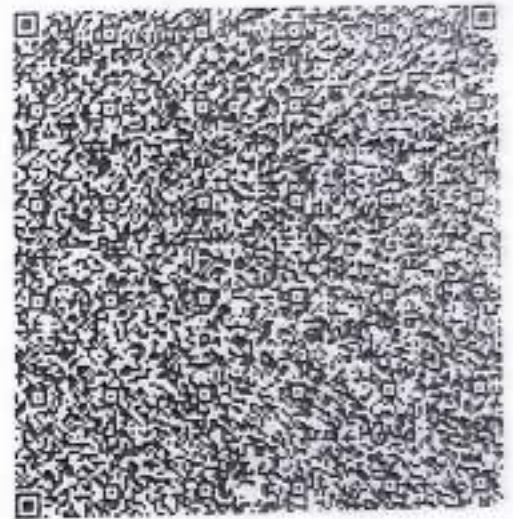


पता:

C/O मिथिलेश कुमार दत्ता, फ्लॉट नं. 201 ए, सन्धु
अपार्टमेंट, नगरटोली लालपुर, प्रयाग केंद्रा के पास, रांची
जि.पि.ओ., रांची जी.पी.ओ., रा.जं.,
झारखण्ड - 834001

Address:

C/O Mithilesh Kumar Dutta, Flat No. 201 A,
Sandhu Apartment, Nagratoli Lalpur, Near
Pragya Kendra, Ranchi G.P.O., PO: Ranchi
G.P.O., DIST: Ranchi,
Jharkhand - 834001



5979 1507 4815

VID : 9170 9715 2194 5301

1947



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भारत सरकार
Government of India

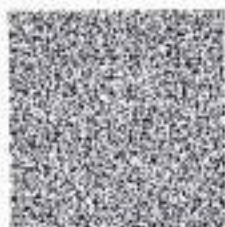
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामिकन क्रम/ Enrolment No.: 2719/00006/54835

Download Date: 05/07/2019

To
निखिल राज उराँव
Nikhil Raj Oraon
S/O Paras Nath Oraon
H No. 93, A Daso Matrri Bari Ghar Dahutoli Hanser
Dhurwa
Ranchi, Jharkhand - 834004
8102148867

Issue Date: 03/12/2019



आपका आधार क्रमांक / Your Aadhaar No. :

3487 6673 0908

VID : 9156 4127 2635 9940

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



निखिल राज उराँव
Nikhil Raj Oraon
जन्म तिथि/DOB: 01/07/1994
पुरुष/ MALE

Issue Date: 03/12/2019

3487 6673 0908

VID : 9156 4127 2635 9940

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

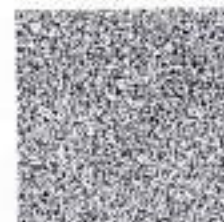


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O Paras Nath Oraon, H No. 93, A Daso Matrri Bari Ghar Dahutoli Hanser, Dhurwa, Ranchi, Jharkhand - 834004

Address:
S/O Paras Nath Oraon, H No. 93, A Daso Matrri Bari Ghar Dahutoli Hanser, Dhurwa, Ranchi, Jharkhand - 834004



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आयकर विभाग

INCOME TAX DEPARTMENT

NIKHIL RAJ ORAON

PARASNATH ORAON

01/07/1994

Permanent Account Number

AANPO6328A

Nikhil Oraon
Signature



भारत सरकार

GOVT. OF INDIA



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)		

24/04/25
Vaibhav Mani Tripathi
 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित



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

Signature



Pre Registration Docket

Date :- 23-04-2025 09:29 pm

Office Name :- SRO - Ranchi

Token No:- 202500053062

Appointment :- 24-Apr-2025 Time:- 12:18

Article	Development Agreement
Pre Registration Date	23-Apr-2025
No. Of Pages	49
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,07,202.

Property Id: **1445491**

Valuation No. : 1977598 / 2025	:- 2025-2026	Date : 23-April-2025 21:12:PM
State : Jharkhand	District : Ranchi	Tahsil : Ratu
Land Type : Rural	Corporation :	Village/City : Kamre
Kamre Word No 1 - Other Road		-
Khata Number - 111 ✓		
Plot Number - 47 ✓		
Volume Number - 7, 7 ✓		
Page Number - 34, 33 ✓		

Property Rates

Commercial Land (Y)

₹591667/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	13.56 Decimal ✓
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 13.56 x 591667=8023004.52	₹80,23,005/-
A	Total		₹80,23,005/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹80,23,100/-

Total Amount in Words : Eighty Lakhs Twenty Three Thousands One Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: SUB PLOT NO. 47/E, West: SUB PLOT NO. 47/H, South: ROAD, North: SIMANA OF JHIRI MOUZA
Area	Land area : 13.56 Decimal
Other Description of the Property	Address - KAMRE RATU RANCHI, Pin Code - 835222
Government/Market Value	8023004.52
Transaction Amount	8023100

CLAIMANT	SAMPOORN ENTERPRISES-Mr. NIKHIL RAJ ORAON, Father/Husband Name PARASNATH ORAON,, Party Category- Proprietorship , PAN No.- Date Of Birth- 01-Jul-1994, Permission Case No.- , Aadhaar No. *****0908, Country-INDIA, State Name- Jharkhand, District Name- RANCHI, City/Village/Town Name- RANCHI, Locality- RANCHI, Address - ROOM NO. 117, DASWA COMPLEX, PLOT NO. 292, KHATA NO. 45, VILLAGE HARSER, NAGRI, RANCHI, Pin Code- 834004
EXECUTANTS	-Mrs. SHEFALIKA DUTTA, Father/Husband Name LATE YOG NARAYAN DAS,, Party Category- Individual , PAN No.- Date Of Birth- 16-Mar-1972, Permission Case No.- , Aadhaar No. *****4815, Country-INDIA, State Name- Jharkhand, District Name- RANCHI, City/Village/Town Name- RANCHI, Locality- RANCHI, Address - FLAT NO.- 201 A, SANDHU APARTMENT, NAGRATOLI, CIRCULAR ROAD, LALPUR, RANCHI, Pin Code- 834001
	-Mrs. SHALINI SINHA, Father/Husband Name LATE RAM LAKHAN PRASAD,, Party Category- Individual , PAN No.- Date Of Birth- 15- Dec-1974, Permission Case No.- , Aadhaar No. *****5514, Country-INDIA, State Name- Jharkhand, District Name- RANCHI, City/Village/Town Name- RANCHI, Locality- RANCHI, Address - FLAT NO. 2-B, M DAYAL ENCLAVE, RADIUM ROAD, KOTWALI, RANCHI, Pin Code- 834001

Witness Information	Mr. PARASNATH ORAON , Address - DAHUTOLI, HARSER, DHURWA, RANCHI-, Father/Husband Name- LATE DASO ORAON
---------------------	--

Identifier Details	Mr. PARASNATH ORAON , Address - DAHUTOLI, HARSER, DHURWA, RANCHI-, Father/Husband Name- LATE DASO ORAON
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,470
Total		1,470

Fee Rule:Development Agreement		
1	A1	2,00,578
2	LL	3

3	PR	1
4	I fee	5,000
5	M(b) Fee	150
Total		2,05,732

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.

Ashok Srivastava
 Deed Writer / Advocate *Adv*

Raj Arora
 Vendee / Claimant

Shelini Sinha
Shesulika Dutta
 Vendor / Executant



Document Registration Summary 1

Date -24-Apr-2025

- Government/Market Value: ₹8023100/-
- Transaction Amount: ₹8023100 /-
- Paid Stamp Duty: ₹100 /-

On Date 24-04-2025 Presented at SRO - Ranchi
Signature of Presenter

Shalini Sinha

SRO - Ranchi

Receipt : 1196349

Receipt Date : 24-04-2025

Presenter Name: - *Shalini Sinha*

PR	₹1
SP	₹1470
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹200578
Stamp Duty	₹100

Total ₹207302

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	NikhilRajOraon	GRN Number : 2501935741 DEPT Transaction Id : 09994c61730084424cda Transaction Type :	100
PR	1	1	0	GRAS	NikhilRajOraon	GRN Number : 2501935917 DEPT Transaction Id : 6e6fc7cab9a709dda324 Transaction Type :	1
SP	1470	1470	0	GRAS	NikhilRajOraon	GRN Number : 2501935917 DEPT Transaction Id : 6e6fc7cab9a709dda324 Transaction Type :	1470

I fee	5000	5000	0	GRAS	NikhilRajOraon	GRN Number : 2501935917 DEPT Transaction Id : 6e6fc7cab9a709dda324 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	NikhilRajOraon	GRN Number : 2501935917 DEPT Transaction Id : 6e6fc7cab9a709dda324 Transaction Type :	150
A1	200578	200578	0	GRAS	NikhilRajOraon	GRN Number : 2501935917 DEPT Transaction Id : 6e6fc7cab9a709dda324 Transaction Type :	200578
LL	3	3	0	GRAS	NikhilRajOraon	GRN Number : 2501935917 DEPT Transaction Id : 6e6fc7cab9a709dda324 Transaction Type :	3
Sub Total	207206	207302	-96				

Article : Development Agreement Number of Pages : 98

ME
Signature of Operator

Basit Hafiz
Signature of Head Clerk
Basit Hafiz
L.D.C., Ranchi

U
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 :- 202500053062

Deed Type	Development Agreement
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1470, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 200578, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.8023005/- ,Transaction Amount :- Rs.8023100/-
Property Details	District :- Ranchi , Tehsil :- Ratu , Village Name :- Kamre Location :- Other Road, Kamre Word No 1 Property Boundaries :- East: SUB PLOT NO. 47/E, West: SUB PLOT NO. 47/H, South: ROAD, North: SIMANA OF JHIRI MOUZA Khata Number - 111Plot Number - 47Volume Number - 7, 7Page Number - 34, 33 Area Of Land :- 13.56 Decimal




Sh./Smt. SHALINI SINHA s/o/d/o/w/o LATE RAM LAKHAN PRASAD has presented the document for registration in this office today dated :- 24-Apr-2025 Day :- Thursday Time :- 14:40:06 PM






SHALINI SINHA(Individual)

Party Name	Document Type	Document Number
SHALINI SINHA	PAN/UID	*****5514

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	SHALINI SINHA Address1 - FLAT NO. 2-B, M DAYAL ENCLAVE, RADIUM ROAD, KOTWALI, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Shalini Sinha Address:- NEAR SAHU RESIDENCE M DAYAL ENCLAVEFLAT NO 2B, RADIUM ROAD, KUTCHARY CHOWK, Ranchi G.P.O., Namkum, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:50			<i>Shalini Sinha</i>
2	SHEFALIKA DUTTA Address1 - FLAT NO.- 201 A, SANDHU APARTMENT, NAGRATOLI, CIRCULAR ROAD, LALPUR, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	No	Yes	Shefalika Dutta Address:- Flat No. 201 A, Sandhu Apartment, Near Pragya Kendra, Nagratoli Lalpur, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		EXECUTANTS Age:53			<i>Shefalika Dutta</i>

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
3	NIKHIL RAJ ORAON Address1 - ROOM NO. 117, DASWA COMPLEX, PLOT NO. 292, KHATA NO. 45, VILLAGE HARSER, NAGRI, RANCHI, Address2 - RANCHI Jharkhand PAN No.: Permission Case No.-	No	Yes	Nikhil Raj Oraon Address:- . . . H NO.93.A Daso Matni Bari Ghar Dahutoli Harser, Dhurwa, Ranchi, 834004, Dhurwa, Jharkhand, India		CLAIMANT Age:			

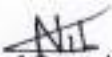
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PARASNATH ORAON S/o-D/o LATE DASO ORAON Address1 - DAHUTOLI, HARSER, DHURWA, 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	PARASNATH ORAON Address1 - DAHUTOLI, HARSER, DHURWA, RANCHI, Address2 - . . . Jharkhand			


Signature of Operator




Seal and Signature of Registering Officer
Naibhav Mani Tripathi
DSR, Ranchi

Above signature & thumb Impression are affixed in my presence

Above mentioned, (**SHALINI SINHA , SHEFALIKA DUTTA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**PARASNATH ORAON**) Son/Daughter/Wife of (**LATE DASO ORAON**) resident of (**DAHUTOLI, HARSER, DHURWA, RANCHI**) and by occupation (**Business**).

WS

Signature of Registering Officer

WS

Seal and Signature of Registering Officer
Vaibhav Mani Tripathi
DSR, Ranchi

Date:- 24-Apr-2025



Token No.: 202500053062

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **24-Apr-2025** by **SHALINI SINHA**, S/O, D/O, W/O **LATE RAM LAKHAN PRASAD** resident of FLAT NO. 2-B, M DAYAL ENCLAVE, RADIUM ROAD, KOTWALI, RANCHI, RANCHI.

This deed was registered as Document No:- **2025/RAN/3156/BK1/2881** in Book No :- **BK1**, Volume No :- 389 from Page No :- 1 to 98 at, office of **SRO - Ranchi**

Date:- **24-Apr-2025**

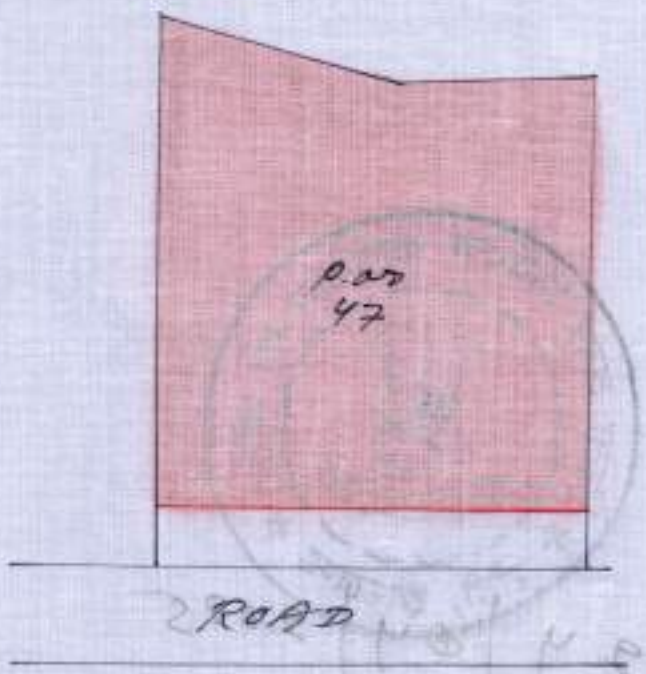
W
24/04
Registering Officer
Vaibhaw Mani Tripathi
DSR, Ranchi



N
S

VILLAGE - KAMRE
THANA NO - 144
P.S. RATU, DIST - RANCHI
PLOT NO - 47
SHOWN IN RED MARK.

AREA
A-DEC
0-13-56



Shalini Sinha
Shreebhiksha Prastha

SAMPOORN ENTERPRISES

Sampoorn
Proprietor

[Signature]