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झारखण्ड JHARKHAND

06AA 083629

भारतीय गैर न्यायिक स्टाम्प का प्रयोग
 1908 की धारा 5
 धारा 5 के अन्तर्गत प्रयोग किया जा सकता है।
 899 की अनुसूची में वर्णित नहीं है।
 इसकी यथावत स्टाम्प महसूल का स्टाम्प
 प्रत्येक का स्टाम्प शुल्क वर्णित नहीं है।



25/10/18



DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 25th day of October, 2018 (Two Thousand and Eighteen) at Ranchi.

BETWEEN

(1) **ANITA PRASAD** wife of Dinanath Prasad, daughter of Shri Suresh Prasad Singh, by Faith - Hindu, by Caste - Kurmi, by Occupation - Housewife, Resident of Quarter No. - LIG 5/3, Chotagovindpur, Jamshedpur, District - East Singhbhm, Jharkhand at present Residing at Quarter No. H1-133, Harmu Housing Colony, District - Ranchi, in



ABHISHEK SINGH RATHAUR
 CONSTRUCTION PRIVATE LIMITED

Ashish Kumar
 Director
Anita Prasad
Dinanath Prasad
 25/10/18

1914
वर्ष 22/10/18
नाम Abhita Prasad others
पता Ranchi
पुस्तक नं. 29

रजिस्ट्रार साहू रांची
क्र. नं. 22/18

Abhita Prasad



ASHUTOSH
Civil Court
Enr. Ranchi

Abhita Prasad
25/10/18



25/10/18
Abhita Prasad
Dhananath Prasad
Housing colony Ranchi
Wife

25/10/18

CERTIFIED

the State of Jharkhand (2) **DINANATH PRASAD** son of Late Manger Prasad, by Faith - Hindu, by Caste - Kunni, by Occupation - Service, Resident of C/o Sri Bindeswari Prasad, Bara Gamharia, Near Lal Building, District - Saraikela - Kharsawan at present Resident of Quarter No. HI-133, Harmu Housing Colony, District - Ranchi, in the State of Jharkhand, both permanent resident of village - Kakhara, P.O. Sohsarai, P.S. - Noorsarai, Biharsharif, District Nalanda, (Bihar) hereinafter referred to as the LAND OWNERS (which expression shall, unless excluded by the subject or context below, mean and include his respective heirs, successors, legal representatives, executors and administrators) of the First Party

- (1) UID-6632-7626-7678, PAN-AHAPP3406C, MOB-8092563616
(2) UID-5453-0203-9332, PAN-ABEPP4015F, MOB-9431351362

AND

ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED (PAN - AANCA3647F), a Company incorporated under the Companies Act 1956, having its Registered Office at 201, Guru Akansha Apartment, Jai Prakash Nagar, Bariatu, Road, Ranchi 83400, Jharkhand, and represented through its Director Sri **ABHISHEK (UID No. 7463-4164-9381, Mobile No. 9709030000)**, S/o ANIL KUMAR SINHA, by caste - RAJPUT, by faith Hindu, District Ranchi, Indian Citizen, resident of Flat No. 201, Guru Akansha Apartment, Jaiprakash Nagar, Dist. Ranchi (Jharkhand), (hereinafter called the DEVELOPER, which term and expression shall unless repugnant to the context excluded by these presents mean and include its successors-in-interest and assigns) of the SECOND PART.

WHERE AS

1. Whereas the LAND OWNERS are seized and possessed of or otherwise was and is sufficiently entitled to the property land measuring 9 Decimals + 6 Decimals total measuring 15 Decimals bearing portion of R.S. Plot No. 2059, Sub Plot No. 2059/A & Sub Plot No. 2059/B under Khata No. 5, situated at Village - Boreya, P.S. - Ranchi now Kanke, Thana No. 185, District - Ranchi under Ward No. 4, Holding No. 0040006543000Z0 & 0040007333000Z0 which is more fully and particularly described in the Schedule-A appearing hereunder and forming a part of this agreement and (for brevity's sake), referred to as the said property.

Dinanath Prasad

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Abhishek
Director

25/10/18

Anta Prasad

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And Whereas said Khata No. 5 situated at Village - Boreya, P.S. - Ranchi now Kanke, Thana No. 185, District - Ranchi recorded in revisional survey record of right in the name of Dwarika Kumhar as Kaymi.

And whereas recorded tenant Dwarika Kumhar died leaving behind five sons namely Jhari Mahto, Jhubla Mahto, Chamra Mahto, Karma Mahto and Bhaiya Ram Mahto.

And whereas after death of Dwarika Kumhar, his sons came in peaceful physical possession over the land and as per family partition between all brothers the above land allotted in the share of Jhubla Mahto.

And whereas said Jhubla Mahto son of Late Dwarika Mahto have sold land measuring 09 Decimals bearing portion of R.S. Plot No. 2059, Sub Plot No. 2059/A under Khata No. 5, situated at Village - Boreya, P.S. - Ranchi now Kanke, Thana No. 185, District - Ranchi to **Anita Prasad (Landowner No. 1)** vide Registered Sale deed No. 14456 dated 26.09.2005 entered in Book No. 1, Volume No. 331, Page No. 497 to 518 in the year 2005 registered in the office of District Sub Registrar, Ranchi thereafter she got own name mutated in Circle Office Kanke Anchal, Ranchi vide Mutation Case No. 1054 R27/2005-06 and his name is also entered in Register II, Volume No. 9, Page No. 66 and rent receipt No. JH-01A-139564 dated 13.08.2015 for the year 2015-16 has been issued by the circle office in her name and coming in peaceful possession over the said property and also mutated his/her name before Ranchi Municipal Corporation, Ranchi.

And whereas said Jhubla Mahto son of Late Dwarika Mahto have sold land measuring 06 Decimals bearing portion of R.S. Plot No. 2059, Sub Plot No. 2059/B under Khata No. 5, situated at Village - Boreya, P.S. - Ranchi now Kanke, Thana No. 185, District - Ranchi to **Dina Nath Prasad (Landowner No. 2)** vide Registered Sale deed No. 14457 dated 26.09.2005 entered in Book No. 1, Volume No. 331,

Dina Nath Prasad
28/10/18

ABHISHEK SINGH RATHAUR
CC CONSTRUCTION PRIVATE LIMITED
Abhishek
Director

Anita Prasad

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Page No. 519 to 536 in the year 2005 registered in the office of District Sub Registrar, Ranchi thereafter she got own name mutated in Circle Office KankeAnchal, Ranchi vide Mutation Case No. 1055R27/2005-06 and his name is also entered in Register II, Volume No. 9, Page No. 67 and rent receipt No. JH-01A-139565 dated 13.08.2015 for the year 2015-2016 has been issued by the circle office in his name and coming in peaceful possession over the said property and also mutated his/her name before Ranchi Municipal Corporation, Ranchi.

AND WHEREAS for making development of land, the LAND OWNERS and DEVELOPER mutually agreed to enter into this agreement.

In the facts and circumstances as described aforesaid the LAND OWNERS approached and requested the DEVELOPER to develop their LANDED PROPERTY and believing on the aforesaid representations and disclosures of the LANDED OWNER about the same being full and correct disclosures, the DEVELOPER has agreed to the request of the LAND OWNERS and hereto has agreed to develop the LANDED PROPERTY on the terms and conditions herein below mentioned.

That the owner has absolute right, title interest. The possession of the owner has been thoroughly verified by the second party-builder, and after being fully satisfied the second party-builder has entered into this agreement here in below :-

NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN BOTH PARTIES AS FOLLOW :-

ARTICLE - 1, DEFINITIONS :

1.1 LAND OWNERS: - LANDOWNER shall mean the OWNER of the landed property mentioned in Schedule-A below and his executors, administrators, representatives, heirs, successors in interest.

Zinamoth Prasad.

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ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
28/10/18
Abhishek
Director

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- 1.2 DEVELOPER:- shall mean ABHISHEK SINGH RATHAUR CONSTRUCTION PRIVATE LIMITED, a Company incorporated under the Companies Act 1956, having its Registered Office at 201,Guru Akansha Apartment, Jai Prakash Nagar, Bariatu, Road, Ranchi 83400 , Jharkhand, represented through its Director Sri ABHISHEK.
- 1.3 LANDED PROPERTY: - shall mean all that piece and parcel of land together with the house standing there on.
- 1.4 BUILDING: - Shall mean the one Multi Storied residential building (ANITA ENCLAVE) to be constructed on the LAND PROPERTY in accordance with the plan sanctioned by R.M.C. Ranchi vide Case No. BP/W04/0254/18.
- 1.5 FLAT: - shall mean the super built up area/carpet area consisting of bedrooms,-living rooms, bathroom, kitchen, balcony, verandah, common area.
- 1.6 PARKING SPACE shall mean the place or area reserved for parking of the motor cars.
- 1.7 COMMON FACILITIES: - Common facilities and amenities shall include corridors, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, tube-well, overhead tank, water pumps and motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building.
- 1.8 COMMON EXPENSES:- shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and LAND PROPERTY'.

Srinath Prasad

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

Anita Prasad

28/10/18

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- 1.9 SALEABLE SPACE: - It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10 LANDOWNER'S ALLOCATION: - Shall mean 43.26% of total super built up area in front of residential flats and parking space as F.A.R achieved as per Schedule-B.
- 1.11 DEVELOPER'S ALLOCATION: - Shall mean 56.74% of total super built up area in form of residential flats and parking space as F.A.R achieved as per Schedule-C.
- 1.12 SUPER BUILT UP AREA: - shall mean and include the carpet area of flats, wall area, verandah/balcony/cupboard area, the proportionate area of the staircase, guardroom and generator room and similar other common spaces/ utilities etc.

ARTICLE II - COMMENCEMENT

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

ARTICLE III - THE SCHEME

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

- 1) The DEVELOPER will invite and select purchaser(s) agreeing on an OWNERSHIP basis flat/s in the building on the property. The DEVELOPER will construct flats along with other common parts, common amenities and common facilities pertaining to the same.
- 2) The DEVELOPER shall, if he feels necessary, be entitled to nominate any such intending purchaser with whom the DEVELOPER would have entered into a formal agreement to transfer its (DEVELOPER'S) share of property as per DEVELOPER's allocation hereinabove.
- 3) After the delivery of the possession of the respective flat/s and parking spaces in the aforesaid building to the OWNER, the purchaser shall enjoy all rights and privileges and will be

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ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

Abhishek

28/11/18

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subject to the same liabilities as provided in the DEVELOPER agreement or otherwise.

ARTICLE-IV-DEVELOPER'S RIGHTS

- 1) The LAND OWNERS hereby grants, subjects to what has been herein after provided, the exclusive right to the DEVELOPER to build, construct, erect and complete the said apartments and to commercially exploit the same by entering into agreements or sale and/or transfer and/or construct in accordance with the plan.
- 2) That after the completion of construction of the building the respective share of OWNER i.e., DEVELOPER/Promoter and the LAND OWNERS shall be absolute owner of their respective shares and they will also be entitled to sell/transfer their shares separately.

ARTICLE V – APARTMENT CONSIDERATION

- a) On the LAND OWNERS representation about his title to and "Possession over the LAND PROPERTY and relying upon the LAND OWNERS personal guarantee that he has made full and correct disclosures including the fact of acquisitions as aforesaid, and that he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the LAND OWNERS having agreed to permit the DEVELOPER to commercially exploit this LAND PROPERTY and construct, erect and complete the building on the premises as a whole within a period of 24 (Twenty Four Months) with a grace period of 06 (Six) month from the date of sanction of the map and extended by such period lost by any force MAJEURE and owner also agreed for the same. However the period stipulated herein above may be extended mutually for such period as the parties may deem fit and as above defined.
- b) The DEVELOPER shall pay all costs of supervision of the development and consideration of the owner's allocation in the building at the said premises as consideration.

Dina Nath Prasad

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

Amul Prasad

25/10/18

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- c) The DEVELOPER shall allocate the LAND OWNERS'S allocation of the constructed area in the building to be constructed at the said premises (herein called the LAND OWNERS'S allocation). (Map Attached).

ARTICLE VI- LANDLORD /OWNER'S ALLOCATION

It shall be the constructed area in the form of such residential flats along with parking space in the aforesaid building complex, as per specifications mentioned and agreed upon by the LAND OWNERS AND DEVELOPER, being exclusively allocable to the OWNER and/or his nominee or nominees.

- 1) For the OWNER and in consideration of their land, the DEVELOPER shall at his own costs construct, create and complete in all respects and parking space.
- 2) It is agreed between the parties that the LAND OWNERS shall have no interest in the land or the building, except the fully constructed flats and common space, utilities along with the undivided proportionate share of land more particularly described in the OWNER'S allocation. It is clearly understood that the purchaser of the flats allotted to the DEVELOPER shall pay all the costs to DEVELOPER.
- 3) It is agreed that during construction the LAND OWNERS and/or his authorized persons and engineers shall be at liberty to enter the premises from time to time, to inspect the state of construction and/ or verification thereof in respect of the LAND OWNER'S allocation.

ARTICLE VII – BUILDER'S/DEVELOPER'S ALLOCATION

1. In consideration of the above the DEVELOPER shall be entitled of the residential building to be constructed on the landed property together with the undivided proportionate share on the said land and parking space and facilities and other service area in the said building, after providing OWNER'S allocation as provided in Schedule-B herein above and the DEVELOPER shall be entitled to enter into an agreement for sale and transfer for

Dinanath Prasad.

Amber Asad
ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director
28/10/18

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the DEVELOPER'S ALLOCATION and to receive, realize and collect all amount in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS.

2. The DEVELOPER shall be at liberty to obtain loans or advances from Bank or any other financial institutions or prospective buyers in respect of his allocation in connection with the work of construction of the new building but the OWNER shall have no liability whatsoever for default or nonpayment of any such loan or advance by the DEVELOPER, Provided that no portion of land described in the SCHEDULE-A herein or the constructions thereon shall be kept by way of security, by the DEVELOPER. However a prospective buyer may keep his undivided proportionate share along with the booked flat as security to obtain loan from Bank and or similar financial institutions at their own risk cost and responsibility and the OWNER will have no responsibility whatsoever in this regard.

ARTICLE VIII- FORCE MAJEURE

- 1) 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 Force Majeure and shall be suspended from the obligation during the period of Force Majeure.
- 2) Force Majeure shall mean flood, earthquake, riot, war, storm, pestilence, civil commotion, strike, lockout, and/or such other act omission beyond the control of the DEVELOPER.

Dina Nath Pooal

Abhishek Singh Rathaur
CONSTRUCTION PRIVATE LIMITED
Director
25/10/18

Amrita Pooal

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ARTICLE IX – MISCELLANEOUS ARTICLE

- 1) As and from the date of full completion of the building and handing over DEVELOPER and/or his transferee and the LAND OWNERS and/or his transferee shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space actually taken over by the LAND OWNERS.
- 2) There is no existing agreement regarding the development or sale of the said land and premises and that all other arrangement if any, prior to this agreement, have been canceled and are being superseded by this agreement.
- 3) The LANDOWNER assures and guarantees that the landed property is free from any encumbrance attachment, charge, claim for demand whatsoever by or from any one whatsoever. The LANDOWNER will bear the responsibility if in future any legal complication arises regarding the right title of Schedule-A land.
- 4) The Municipal taxes, land revenue and electricity bill etc., will be borne by the DEVELOPER from the date of vacating of the land by the LAND OWNERS. The LAND OWNERS then starts paying such charges in respect of the portion actually occupied by LAND OWNERS from the date of such occupation.
- 5) The LAND OWNERS shall provide possession the above mentioned plot in as is where condition to the DEVELOPER is immediately after signing this agreement.
- 6) The LAND OWNERS or their nominee or nominees will have the same right, title and interest to the use and enjoyment of all the common facilities and the DEVELOPER or his nominees.
- 7) That the LAND OWNERS will hand over temporarily the following original documents to the DEVELOPER pertaining to Schedule – A land for verification and immediate return :-

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CONSTRUCTION PRIVATE LIMITED
Director
Antarpsad
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- a) Certified Copy of the Original Deed.
 - b) Mutation and Revenue & Holding Receipt.
 - c) Latest Corporation Tax Receipt/
8. That LAND OWNERS will pay the GST or any other applicable charges for their share of flats to the builder as per the existing Govt. rules before possession of the constructed building.
 9. The LAND OWNERS hereby grants rights to develop the said property and the second party accept the said property to develop and construct building thereon as per construction Schedule.
 10. The second party (Builder) shall appoint Architect to prepare plan; designs and drawing. Accordingly building plans will be submitted to Ranchi Municipal Corporation Ranchi for sanction.
 11. That in terms of agreement the builder / second party, will bear all the cost of construction, fees of Architect & Government, and Ranchi Municipal Corporation including dues and shall hand over possession of super Built-Up area out of the total super built-up area constructed over the said property to the LAND OWNERS and the remaining shall be builder share.

The above mentioned super built-up area shall mean and include the carpet area of flat, built-up area plus the proportionate area of the stair case, its landing, guard room, generator room etc.
 12. If the owners share is a few flats and fraction of a flat the builder will pay to the LAND OWNERS rate prevailing at that time for part of flat. Similarly for fraction of parking area the LAND OWNERS will be paid a fixed amount depending upon his share if the fraction of parking area taking amount for one parking area at rate prevailing at that time.
 13. If there is any deviation in the schedule of construction or fittings in bathrooms or kitchen or anywhere, the owner will give in writing and cost difference will be decided by the builder in writing before such deviation is taken up and this will be made part of this agreement only.

Prerna Nath

Anita Prasad
28/10/18
Abhishek
Director

ABHISHEK SINGH RATHAUR,
CONSTRUCTION PRIVATE LIMITED

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20/10/18

14. This agreement shall not ever be deemed to constitute partnership on any sort between the parties hereto.
15. The landowner hereby from the date of this agreement give possession of the said property as described in details in the schedule to enable the builder to take steps and proceed with construction of out house, material godown, multistoried building in terms of this agreement over the property at his own cost and expenses.
16. The builder shall proceed with construction work over the said property in its own name and account and at its own cost and shall be alone responsible for the construction work and the LAND OWNERSs have no responsibility for the same.
17. The builder agrees to construct and give possession of LAND OWNERS's share within a period of 24 months from date of approval of plan by Ranchi Municipal Corporation.
18. Any Services not covered under this agreement will be deemed as extra work of the developer and will be treated as a separate preposition under terms and conditions.
19. All the original documents related to the land, such as deed of registration; correction slip; proof of a payment of latest revenue rent receipt, khatian etc., should be handed over to the builder at the time of signing the development agreement.
20. That this Development Agreement is being executed between the LAND OWNERS/First Party and DEVELOPERS/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) OWNERhip Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERhip Act 2011.
21. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERhip 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 purchasers as mentioned

Bina Nath Prasad

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director
Abhishek
28/10/18
Anita Prasad

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in the Schedule B for LAND OWNERS allocation and Schedule-C for DEVELOPERS 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.

22. LAND OWNERS & Developer will follow all the rules of RERA.
23. Name of the building will be ANITA ENCLAVE.
24. Landlord share of flat will be booked and allotted by landlord but will be sold by the builder's terms and conditions by the builder after collecting GST and OTHER APPLICABLE TAXES as per rules.

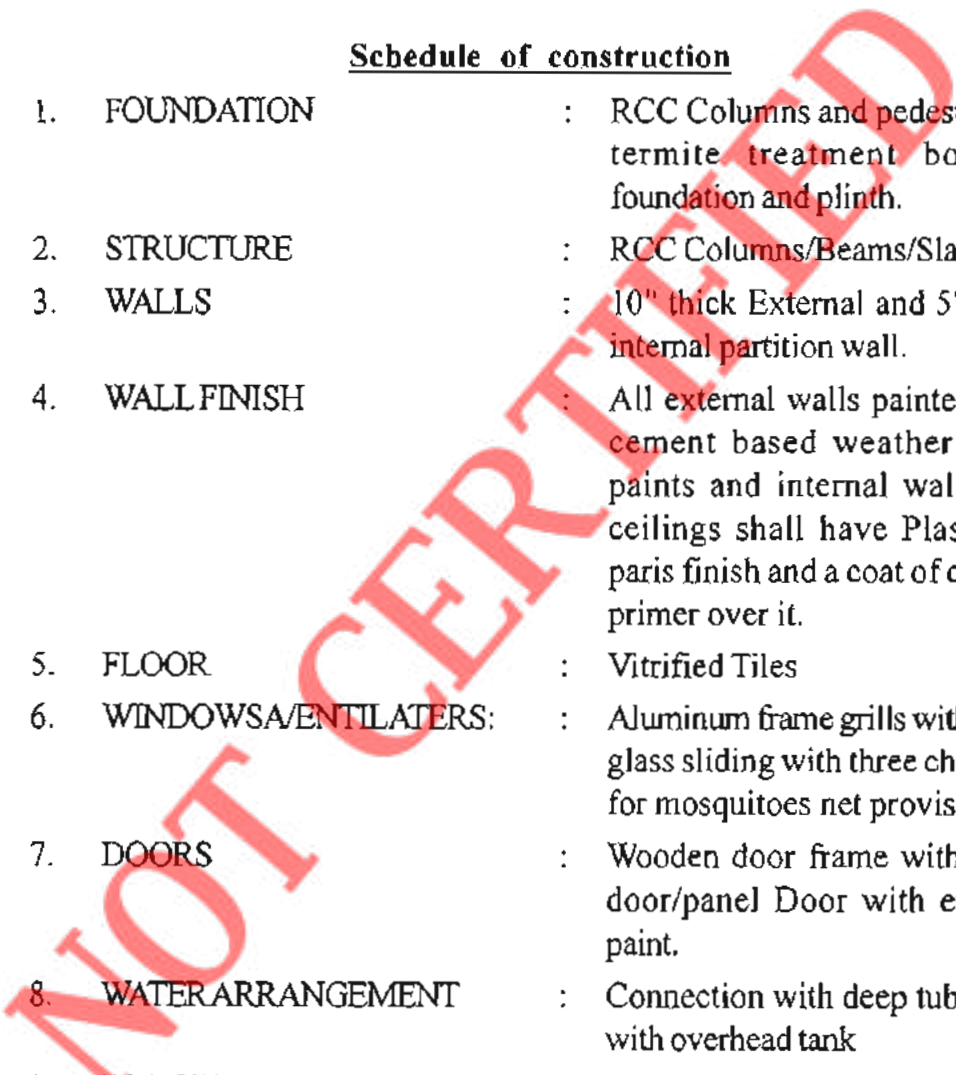
Schedule of construction

1. FOUNDATION : RCC Columns and pedestal anti termite treatment both in foundation and plinth.
2. STRUCTURE : RCC Columns/Beams/Slabs.
3. WALLS : 10" thick External and 5" thick internal partition wall.
4. WALL FINISH : All external walls painted with cement based weather coats paints and internal walls and ceilings shall have Plaster of paris finish and a coat of cement primer over it.
5. FLOOR : Vitrified Tiles
6. WINDOWS/VENTILATORS: : Aluminum frame grills with blind glass sliding with three channels for mosquitoes net provisions.
7. DOORS : Wooden door frame with flush door/panel Door with enamel paint.
8. WATER ARRANGEMENT : Connection with deep tube well with overhead tank
9. TOILETS : Flooring with non skit tiles and dado in ceramic tiles upto seven feet ceramic tiles.

pena north road

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director

Anita Road
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10. SANITARY FITTINGS : All C.P. or brass fittings of standard make. White glazed vitreous sanitary ware, cistern of white acrylic fiber glass. (Jal & Hindware) with hot and cold water facilities (without Guizer)
11. KITCHEN : Granite platform with Ceramic tiles dado to 24" height.
12. ELECTRICAL : concealed conduit copper wiring with standard fitting and fixtures (Tube lights, fans and other fixture not provided) Anchor or Havells Company, Etc & equivalent.
13. ELECTRIFICATION : T.V points Cable TV points and AC Points are to be provided through concealed wiring in Master Bedroom & drawing room facility of telecom points to all flats to be provided in the building premises.

SCHEDULE-A above referred to: "Landed Property"

All that piece and parcel of land measuring 9 Decimals + 6 Decimals total measuring 15 Decimals bearing portion of R.S. Plot No. 2059, Sub Plot No. 2059/A & Sub Plot No. 2059/B under Khata No. 5, situated at Village - Boreya, P.S. - Ranchi now Kanke, Thana No. 185, District - Ranchi within Ward No. 4, Holding No. 0040006543000Z0 & 0040007333000Z0 of Ranchi Municipal Corporation, Ranchi. (Map attached shown in red wash)

The combined boundary of the land :-

- North :- 50 feet wide Proposed Road
South :- R.S. Plot No. 2060
East :- Sub Plot No. 2059/C
West :- R.S. Plot No. 2061

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land measuring 15 decimals
@ Rs. 5,26,942/- (Urban Other Road
Commercial Rate.

- Rs. 79,05,000/-

Zina Nath Prasad

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED
Director
Ambar Prasad
28/10/18

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SCHEDULE - "B" (LAND OWNERS's Share)

That in lieu of the land provided by the LAND OWNERS to the DEVELOPERS for constructing the Multi-storied building the DEVELOPERS shall give 43.26% super built up area alongwith undivided proportionate share in land out of the total super built up area to the LAND OWNERS and car parking shall be same ratio in the following manner :-

<u>Sl.No.</u>	<u>Flat No.</u>	<u>Floor</u>	<u>Area (Super built up area)</u>
1.	B	Second	1360 sq.ft.
2.	C	Second	1550 sq.ft.
3.	B	Third	1360 sq.ft.
4.	C	Third	1550 sq.ft.
5.	C	Fourth	1550 sq.ft.

SCHEDULE - "C" (DEVELOPERS's Share)

The DEVELOPERS shall be in the remaining portion 57.74% super built up area alongwith undivided proportionate share in land of the proposed multi-storied residential building after allotment of the owner's share as mentioned in schedule B above and car parking shall be same ratio in the following manner :- (Map attached)

<u>I.No.</u>	<u>Flat No.</u>	<u>Floor</u>	<u>Area Super built up area</u>
1.	A	First	1350 sq.ft.
2.	B	First	1360 sq.ft.
3.	C	First	1550 sq.ft.
4.	A	Second	1350 sq.ft.
5.	A	Third	1350 sq.ft.
6.	A	Fourth	1350 sq.ft.
7.	B	Fourth	1360 sq.ft.

CERTIFICATE

It is certified that the land mentioned in the schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C., or E.C.L. It is further certified that the said land is not a Schedule Tribes land or Forest Land and free from Ceiling and do not fall under the land of Math, Mandir, Masjid, Girja, Gurudwara, Hargari, Sarna or Pahnai.

It is also certified the land is also free from Sec. 46 (6) of Chotanagpur Tenancy Act.

Den. a math proceed.

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED,
Director

Ambarasad

28/10/18

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

Witnesses :-

SIGNED AND DELIVERED
BY THE LANDOWNER / FIRST PARTY

1. Jaydhan Mahto 1/ Anita Prasad
Sto Ganesh Mahto 11) Dinanath Prasad
V Kamdaga P.O. Maheshpur 28/10/18
P.S. Angara D. Ranchi
28/10/18

2. Congress Prasad
Kasturba
28/10/18

ABHISHEK SINGH RATHAUR
CONSTRUCTION PRIVATE LIMITED

Abhishek
Director

28/10/18

Signature of the Developer



Little Finger Ring Finger Middle Finger Fore Finger Thumb



Certified that the finger print and photograph of Land Owners & Developer has been affixed by me, before me.

Md Furqan
Typed By : Md. Furquan

Aku
ASHUTOSH KUMAR Adv
Advocate 25-10-18
Civil Court, Ranchi
Enr. No:- 156/08
Drafted by : Ashutosh Kumar
Advocate.

ASHUTOSH KUMAR
Advocate
Civil Court, Ranchi
Enr. No:- 156/08

NOT CERTIFIED



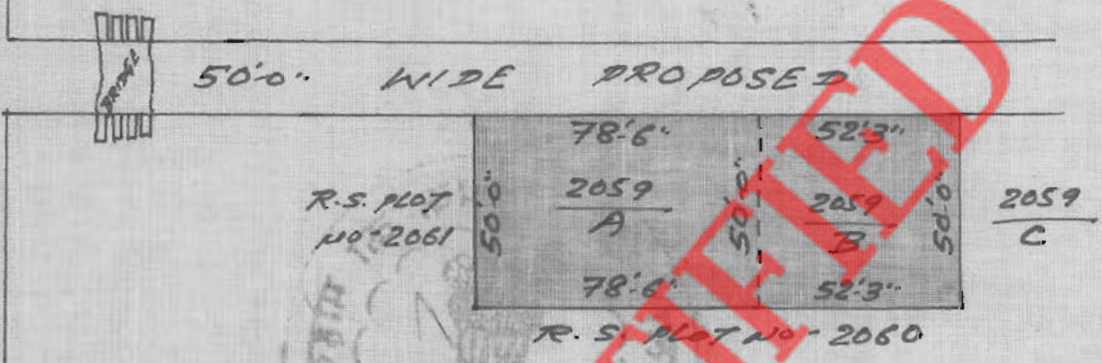
25/10/18



VILLAGE - BOREYA
 THANA NO - 185
 THANA - KANKE, DIST - RAJENDI
 R. S. PLOT NO - 2059
 SUB PLOT NO - 2059/A & 2059/B
 SHOWN IN RED WITH

Area
 A - 3EL
 0 - 15'

RANCHI BOREYA ROAD



NOT CERTIFIED

Antarasad
 General Manager
 28/10/18

Director
 25/10/18

CONSTRUCTION PRIVATE LIMITED

Copied
 [Signature]

WARRANT - 2022/A
TENDR NO - 182
TENDR KARKI 2017 - 2022
R.S. NO. 2022
SUB NO. 2022/A & 2022/B
WARRANT IN RED INK

2022
A-202
0-12

2022
A-202
0-12



2022
C

8/10/18

Director

NOT CERTIFIED

KHATTIAN

Form No. 18

Number of Acre
2/2

Name of the
0152H

Area
11/11

Tracing Number
1-23

Name of Landholder
Khatian

Area
11/11

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	4		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	2		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	1		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	2		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	10		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	5		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	14		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	92		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	110		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	150		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	420		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	690		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	1912/10/11		0.29		0.29	
	2011/10/11			2011/10/11			2011/10/11		3000/10/11	2011/10/11	1912/10/11		0.29		0.29	

Antar Rasool
Zamra Nath Rasool

1. The land is being used for agricultural purposes.
2. The land is being used for residential purposes.
3. The land is being used for industrial purposes.
4. The land is being used for other purposes.
5. The land is being used for other purposes.

NOT CERTIFIED





राँची नगर निगम, राँची।

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ति कर की सूचना।

Memo No : SAM/004/0113/18/19
Date : 07-05-2018
प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री
ANITA PRASAD W/O DINA NATH PRASAD

पता
BOREYA

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0040006543000Z0 वार्ड सं० 4 (New) हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- रु० निर्धारित किया गया है।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	182.07
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		182.07



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के अलावा में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण पृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 6% की रियायत दी जाएगी।
- किसी देय पृति को निर्दिष्ट सम्पत्ति (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शक्ति (Fine) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा संप्रहित इस सम्पत्ति कर इन इमारतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों/दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का अखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की ब्रेजी के अन्तर्गत माना जायेगा।

NOT CERTIFIED





भारत सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

October 24, 2018

भाग वर्तमान	9	पृष्ठ संख्या	66
खिला का नाम	रौंवी	अनुमंडल नाम	सदर
मौजा का नाम	बोडेया	होस्टिंग संख्या	5 पथे
		अंचल का नाम	तौजी संख्या
		कॉक	0
		हलका का नाम	थाना नम्बर
		हल्का-08	185
		इस्टेट का नाम	खाला का प्रकार
		झारखण्ड	सिकमी

अनिला प्रसाद, पति-श्री सुरेश प्रसाद सिंह, जाति-

परिवर्तन के लिए प्राधिकार

खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस								
5	2059	0 ए 9 डि 0 हे 1)	दाखिल खारिज मुकदमा संख्या 1054 आर 27 / 2005-06 आदेश दिनांक 25.10.07 को अंचल अधिकारी के आदेशानुसार दर्ज किया है।	1	1.45								
		कुल परिमाण	0 ए 9 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत वाल साल	रोड सेस बकाया	रोड सेस वाल साल	शिक्षा सेस बकाया	शिक्षा सेस वाल साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस वाल साल	कृषि सेस बकाया	कृषि सेस वाल साल
07/11/2005	1760604	2005	2006	0	1	0	0.25	0	0.25	0	0.5	0	0.2
13/08/2015	139564	2011	2015	1	0	0	0.25	0	0.5	0	0.5	0	0.2

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

Mutation Cases Not Found !!

List Of Case Status Details

No Data Found

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अचलाधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

कलकत्ता

BACK

NOT CERTIFIED



राजस्थान एवं भूमि सुधार विभाग
 जिला का नाम: हनुमानगढ़
 अनुमण्डल का नाम: सुद
 अंचल का नाम: के
 माफा: के
 थाना जो थाना नम्बर: सुद 15/15/15/15/15
 रसीद क्रमांक: 01 A 139564
 रयत का नाम: अनिल कुमार
 पिता का नाम: ...
 सामावन्ती नम्बर: ...

खेता संख्या	खसरा संख्या	रकबा (एकड़ म)
555	...	...

जोत की सालाना माली एवं माली का विवरण (बकाया एवं बालू) चालू वर्ष का

भाग	वार्षिक	रकबा	रा वर्ष	विगत वर्ष
लागात
सेस
* ब्याज
विविध
योग

भुगतान का विवरण

अदायगी	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष	हाल	अग्रिम
लागात
सेस
* ब्याज
विविध
योग

1. कुलायोग शब्दों में ...
 2. माम अदाकतों ...
 3. कुल बकाया ...
 हस्ताक्षर एवं दिनांक: ...
 (हलका नुमचुरी) ...

* खाम महाल की बकाया राशि (सिवाय एसबीबता) कि. 4. कि.सि.फि.केट जारी है। सुद नहीं लिया जाता है।
 SPL/2013

NOT

Ana Punjab

NOT CERTIFIED



SPINS - Form No. 140

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TEARSI ESESTATES IN GOVERNMENT

District ... Sub-division ... Circle/Anchal ... Taluk ...
 Name of State ... Taluk Number ...

Sl. No.	Mutation cashmum bar in register 27	Village	Thana and Than Number	Number tenancy to which the mutation relates	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift, exchange or partition	Full details of exchanges effected by mutation	Date of constitution of the Taluk Registrar by the Karmachari	Remarks
1	2	...	...	...	...	7	...	...	...
	

NOT CERTIFIED



Signature: ...
 Date: ...
 Circle Officer/Anchal ...
 Circle Anchal Officer ...

Forwarded to the Karmachari, Taluk No. ... for information any necessary action

NOT CERTIFIED



RANCHI MUNICIPAL CORPORATION, RANCHI**HOLDING TAX RECEIPT**

Receipt No. CNT402052018025345
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : 02-05-2018
 Ward No : 4
 Acknowledgement No : SAF/01/004/9114
 Holding No : 004000733300020

Received From Shri / Smt. **DINA NATH PRASAD S/O LATE MANGER PRASAD**

Address : **HI 133 HARMU HOUSING COLONY RANCHI**

A Sum of Rs. 3464.00 (in words) **Three Thousand Four Hundred Sixty Four Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No

Dated Drawn on

Place Of The Bank.

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

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2016-2017 I - 2017-2018 IV	971.04
1100100C	Holding Tax Current	2018-2019 I - 2018-2019 IV	485.52
1100200A	Water Tax Arrear	2016-2017 I - 2017-2018 IV	0.00
1100200C	Water Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2016-2017 I - 2017-2018 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2016-2017 I - 2017-2018 IV	0.00
1105203	Health Cess	2016-2017 I - 2017-2018 IV	0.00
1718002	Interest on Holding Tax Receivable	2016-2017 I - 2018-2019 IV	2031.56
		Total	3488.12
		Rebate on Current Demand	24.28
		Already Paid	0.00
		Amount Received	3464.00

Print

NOT CERTIFIED



NOT CERTIFIED



NOT CERTIFIED



Sch XIV F. No. 180V

राजस्व एवं भूमि सुधार विभाग

लगान रसीद



जिला का नाम
अनुमण्डल का नाम
अंचल का नाम
मीजा
थाना व/वा थाना नम्बर

खेसरा संख्या
खेसरा संख्या
खेसरा संख्या

रसीद क्रमांक
रेजि. का नाम
पिता का नाम
जमाबन्दी नम्बर

JH 01 A139565

पिता का नाम

जमाबन्दी नम्बर

खेसरा संख्या	खेसरा संख्या	रकबा (एकड़ में)
548	303	10 दशक 4 9/10

जोत की सालाना मालगुजारी एवं भाग का विवरण (बकाया एवं हाल) चालू वर्ष का

प्रति	वर्षिक	बकाया			
		3 वर्ष से ज्यादा	3 वर्ष	2 रा वर्ष	विगत वर्ष
लगान	1.00				
सेस	0.25				
*ब्याज	0.50				
विविध	0.50				
योग	0.25				

भुगतान का विवरण

अदायगी	बकाया			हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
लगान			4.00	1500/6	
सेस			1.00	0.25	
*ब्याज			2.00	0.50	
विविध			0.20	0.50	
योग			0.80	0.20	

- कुल योग शब्दों में 9175 (645 42/10 5/10) 9,80 2-45 12-25
- नाम अदाकर्ता
- कुल बकाया

हस्ताक्षर एवं दिनांक

NOT

Binodh Prasad

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

NOT CERTIFIED





RANCHI MUNICIPAL CORPORATION

FORM FOR SANCTION OF BUILDING /DEVELOPMENT PERMIT

APPENDIX – 'E' Bye laws clause NO 7.1

From:

Town Planner
Ranchi Municipal Corporation,
Ranchi.

To,

ANITA PRASAD AND DINANATH PRASAD
FLAT NO -201 , GURUANANSHA APARTMENT , JAI PRAKASH NAGAR, BARIATU, RANCHI

Re: Sanction of your building plan Case No BP/W04/0254/18 Dated 17/5/2018 for the grant of the license of Building Development Permit on Plot No 2059 under Mauja BODAIYA , ward No. W04 Situated at Mohalla/Bazar/Road: BODAIYA , Colony/ Street : VAN VIRINDHAVAN COLONEY , Khata No. : 05 , Khesra No. : 2059 .

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner, Ranchi Municipal Corporation, Ranchi under clause no 427 (4) of Jharkhand Municipal Act 2011 with following conditions.

1. You have to pay the balance fee of Rs 34496/-
2. You have to furnish & Deposit a Gift Deed of 0 sq mts of land as road widening keeping the area of road widening at road level. You will have to construct your boundary wall beyond the road widening area.
2. You have to pay a sum of Rs 269287.08/- as labour cess @ 1% of the project cost.

Town Planner

Ranchi Municipal Corporation, Ranchi

NOT CERTIFIED

NOT CERTIFIED





बिहार सरकार
GOVERNMENT OF BIHAR

श्री - 2018

आयुक्त का कार्यालय
जिला : नवलपरा, अनुमंडल : बिहारखरीप, प्रखंड : नूरसराय

विवाह प्रमाण-पत्र

(संकेत सेवा के तहत निर्गत*)

आवेदन संख्या : 041618271101813678
प्रमाण-पत्र संख्या : TR/18/13692

दिनांक : 15-Sep-2018

प्रमाणित किया जाता है कि श्री/श्रीमती/सुखी दीनानाथ प्रसाद Shri/Smt/Kumar DINANATH PRASAD पिता/पति/श्री स्व. मंगर प्रसाद Father/Husband/Shri LATE MANGAR PRASAD माता/श्रीमती स्व. तिलो देवी Mother/Smt. LATE TILO DEVI ग्राम/नगर ककड़ा Village/Town KAKHARA पोस्ट सोहसराय थाना नूरसराय प्रखंड नूरसराय अनुमंडल बिहारखरीप जिला नालन्दा राज्य बिहार के स्थायी निवासी हैं।

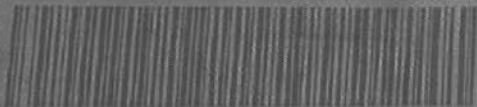
स्थान : नूरसराय
दिनांक : 15-Sep-2018

Amitesh Kumar

Digitally signed
by Amitesh
Kumar Date:
2018.09.15
01:09:30
+05'30'

हस्ताक्षर

पदनाम : संबंधाधिकारी



* Note : इस प्रमाण पत्र को उपयोग में लाने से पूर्व इसकी वैधता की जांच सामान्य प्रशासन विभाग, www.gad.bih.nic.in के RTPS Link में 'Verify Taluk Certificates' Tab में जाकर आवेदन संख्या 041618271101813678 द्वारा अनिवार्य रूप से करनी चाहिए। यह संकेत सेवा डिजिटल हस्ताक्षरित है। इसकी वैधता की जांच सामान्य प्रशासन विभाग, बिहार की वेबसाइट www.gad.bih.nic.in के RTPS Link में 'Verify Certificates' Tab में जाकर आवेदन संख्या 041618271101813678 एवं प्रमाण पत्र संख्या TR/18/13692 द्वारा करनी जा सकती है।

NOT CERTIFIED

NOT CERTIFIED





बिहार सरकार
GOVERNMENT OF BIHAR

बर्ग - IV

विभाग : सामान्य प्रशासन, विभागाध्यक्ष, प्रथम, गुरुदास

पिछडा वर्ग/अनुसूचित पिछडा वर्ग का जाति प्रमाण पत्र
(बिहार सरकार के प्रशासनिक)

(संस्थान सेवा के तहत निर्गत*)

आवेदन संख्या : 041818271101806431

दिनांक : 15-Sep-2018

प्रमाण-पत्र संख्या : TC/18/06448

प्रमाणित किया जाता है कि श्री/श्रीमती/शुभी बीनानाथ प्रसाद Shri/Smt./Kumari DINANATH PRASAD पिता/पति/श्री

स्व० मंगर प्रसाद Father/Husband/Shri LATE MANGAR PRASAD माता/प्रीमती स्व० तिलो देवी Mother/Smt. LATE TILO

DEVI ग्राम/नगर कखड़ा Village/Town KAKHARA प्रखंड नूरसराय पोस्ट सोहसराय थाना नूरसराय अनुमंडल बिहार(राज्य) जिला नालन्दा

राज्य बिहार कुर्मी समुदाय के सदस्य है, जो बिहार पदों एवं सेवाओं की प्रक्रियाओं में आरक्षण (अनुसूचित जातियों, अनुसूचित जनजातियों एवं

अन्य पिछड़े वर्गों के लिए) अधिनियम 1991 समग्र-नाम पर वर्गानुबोधित अधिनियम के अंतर्गत बिहार राज्य की अत्यन्त पिछड़ा वर्ग

(अनुसूची-1) / पिछड़ा वर्ग (अनुसूची-2) में अनुक्रमक 35 पर अंकित है। जतः श्री/श्रीमती/शुभी बीनानाथ प्रसाद पुत्र/पुत्री स्व० मंगर प्रसाद

अत्यन्त पिछड़ा वर्ग (अनुसूची-1)/पिछड़ा वर्ग(अनुसूची-2) का/की है।

श्री/श्रीमती/कुमारी बीनानाथ प्रसाद एवं उनका परिवार गाँव/शहर कखड़ा प्रखंड नूरसराय पोस्ट ऑफिस सोहसराय थाना नूरसराय

स्थान : नूरसराय

दिनांक : 15-Sep-2018

Amlesh

Digitally signed

Kumar

by Amlesh

Kumar Date

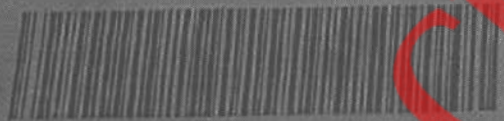
2018.09.15

हस्ताक्षर

01.09.50

+0530

पदनाम : अंचलाधिकारी



* Note : इस प्रमाण पत्र को उपयोग में लाने से पूर्व इसकी वैधता की जाँच सामान्य प्रशासन विभाग, www.gad.bih.nic.in के RTPS Link में 'Verify Taktal Certificates' Tab में जाकर आवेदन संख्या 041818271101806431 जासकर अनिवार्य रूप से करनी चाहिए।

यह प्रमाण पत्र डिजिटल हस्ताक्षरित है। इसकी वैधता की जाँच सामान्य प्रशासन विभाग, बिहार की वेबसाइट www.gad.bih.nic.in के RTPS Link में 'Verify Certificates' Tab में जाकर आवेदन संख्या 041818271101806431 एवम् प्रमाण पत्र संख्या TC/18/06448 जासकर की जा सकती है।

NOT CERTIFIED





बिहार सरकार
GOVERNMENT OF BIHAR

फॉर्म - IV

आवेदन पत्र

जिला : नूरसराय, मंडल : सोहनराय, पोस्ट : नूरसराय

पिछडा वर्ग/अनुसूचित जाति वर्ग का प्रतीक प्रमाण-पत्र
(विद्यार्थियों के प्रयोग के लिए)

(तलकास सेवा के तहत निर्गत*)

आवेदन संख्या : 041818271101806430

प्रमाण-पत्र संख्या : TC/18/08449

दिनांक : 15-Sep-2018

प्रमाणित किया जाता है कि श्री/श्रीमती/सुखी अनीता प्रसाद Shri/Smt./Kumari ANITA PRASAD पिता/पति/श्री दीनानाथ

प्रसाद Father/Husband/Shri DINANATH PRASAD माता/श्रीमती मावती देवी Mother/Smt. MALTI DEVI ग्राम/तहर कखड़ा

Village/Town KAKHARA प्रखंड नूरसराय पोस्ट सोहनराय थाना नूरसराय अनुसूचित बिहार/श्रीक जिला नारसराय राज्य बिहार कुर्मी

समुदाय के सदस्य है, जो बिहार पदों एवं सेवाओं की रिक्तियों में आरक्षण (अनुसूचित जातियों, अनुसूचित जनजातियों एवं अन्य पिछड़े वर्गों के

लिए) अधिनियम 1991 सम्म-समय पर यथासंशोधित अधिनियम के अंतर्गत बिहार राज्य की अस्पष्ट पिछड़ा वर्ग (अनुसूची-1) / पिछड़ा वर्ग

(अनुसूची-2) में अनुक्रमांक 35 पर अंकित है। अतः श्री/श्रीमती/सुखी अनीता प्रसाद पुत्र/पुत्री दीनानाथ प्रसाद अस्पष्ट पिछड़ा वर्ग (अनुसूची-1)/पिछड़ा वर्ग(अनुसूची-2) का/की है।

श्री/श्रीमती/कुमारी अनीता प्रसाद एवं उनका परिवार गाँव/तहर कखड़ा प्रखंड नूरसराय पोस्ट ऑफिस सोहनराय थाना नूरसराय

स्थान : नूरसराय

दिनांक : 15-Sep-2018

Anilish

Digitally signed

Kumar

by Anilish

Kumar Date

2018.09.15

हस्ताक्षर

01.09.30

+0530'

पदनाम : अंचल अधिकारी



Note : इस प्रमाण पत्र को उपयोग में लाने में इसकी वैधता की जाँच सामान्य प्रशासन विभाग, gad.bih.nic.in के RTPS Link में 'Verify Taluk Certificates' Tab में जाकर आवेदन संख्या 041818271101806430 के अनिवार्य रूप से कर ली जाए।
यह प्रमाणपत्र स्थापित है इसकी वैधता की जाँच सामान्य प्रशासन विभाग, बिहार की वेबसाइट www.gad.bih.nic.in के RTPS Link में 'Verify Certificates' Tab आवेदन संख्या 041818271101806430 एवं प्रमाण पत्र संख्या TC/18/08449 जाँच की जा सकती है।

NOT CERTIFIED

NOT CERTIFIED





GOVERNMENT OF BIHAR

Form - XII

Form of Birth Certificate

प्रमाणपत्र

(बच्चा का जन्म दिनांक)

आदेश संख्या
प्रमाणपत्र संख्या

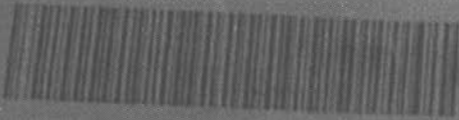
041618271101813677
TR/18/13693

दिनांक : 15-Sep-2018

प्रमाणित किया जाता है कि श्री/श्रीमती/श्री/श्रीमती का नाम श्री/श्री/श्री/श्री ANITA PRASAD पिता/पति/पति/पति का नाम
Father/Husband/Son DINANATH PRASAD माता/पत्नी का नाम श्री/श्री Mother/Smt. MALTI DEVI ग्राम/तहसील का नाम
Village/Town KAKHARA पोस्ट मोहल्ला का नाम मुरसराय प्रखण्ड मुरसराय अनुसूचित विहार/राज्य जिला का नाम राज्य बिहार के त्वाची
जिवासी है।

दिनांक : 15-Sep-2018

दिनांक : 15-Sep-2018



Digitally signed
by Anish
Kumar Date:
2018.09.15
09:09:20
+05'30'

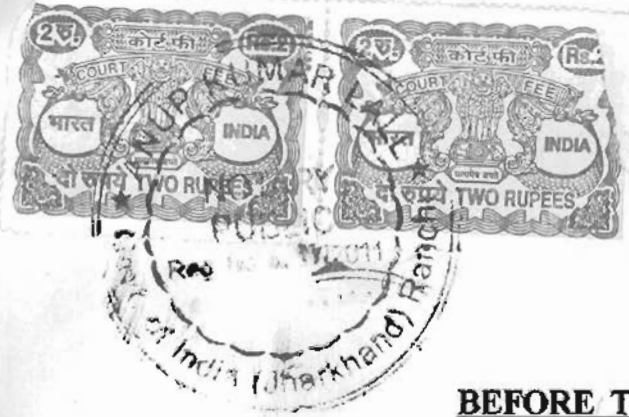
एनएम : अक्षय कुमार

Note : इस प्रमाणपत्र को खरीदने के लिए कृपया www.gad.bih.nic.in पर जाएं। इसमें 'Verify' टैब पर क्लिक करें।
यदि आपको कोई समस्या है तो कृपया www.gad.bih.nic.in पर जाएं। इसमें 'Verify' टैब पर क्लिक करें।
यदि आपको कोई समस्या है तो कृपया www.gad.bih.nic.in पर जाएं। इसमें 'Verify' टैब पर क्लिक करें।

NOT CERTIFIED

NOT CERTIFIED





BEFORE THE NOTARY, PUBLIC RANCHI
AFFIDAVIT

We (1) ANITA PRASAD wife of Dinanath Prasad, daughter of Shri Suresh Prasad Singh, by Faith - Hindu, by Caste - Kurmi, by Occupation - Housewife, Resident of Quarter No. - LIG 5/3, Chotagovindpur, Jamshedpur, District - East Singhbhm, Jharkhand at present Residing at Quarter No. HI-133, Harmu Housing Colony, District - Ranchi, in the State of Jharkhand (2) DINANATH PRASAD son of Late Manger Prasad, by Faith - Hindu, by Caste - Kurmi, by Occupation - Service, Resident of C/o Sri Bindeswari Prasad, Bara Gamharia, Near Lal Building, District - Saraikela - Kharsawan at present Resident of Quarter No. HI-133, Harmu Housing Colony, District - Ranchi, in the State of Jharkhand, both permanent resident of village - Kakhara, P.O. Sohsarai, P.S. - Noorsarai, Biharsharif, District Nalanda, (Bihar) do hereby solemnly affirm and declare as follows :-

Authorised under Notaries Act-1956
and Notaries Rules 1956 by
Govt of India (Jharkhand)

25 OCT 2018

25 OCT 2018

1. That we belong by Caste - Kurmi of Bihar State.
2. That our permanent address is village - Kakhara, P.O. Sohsarai, P.S. - Noorsarai, Biharsharif, District Nalanda, (Bihar).
3. That this affidavit is furnished for the purpose of declaration.
4. That the statements made above are true and correct to the best of our knowledge, information and belief.

Sworn and signed at Ranchi on 25th day of October, 2018.

1. Anita Prasad
2. Dinanath Prasad

Deponent |
Identified by
Advocate (A) Kuma Adv

The deponent who has been identified by A. K. Kuma, Advocate affirm on oath that the statement made above are true to the best of his knowledge and belief.



Signature Attested on 25-10-18
Identification Verificator

NOTARY PUBLIC RANCHI

NOT CERTIFIED



20/10/18

Boreya

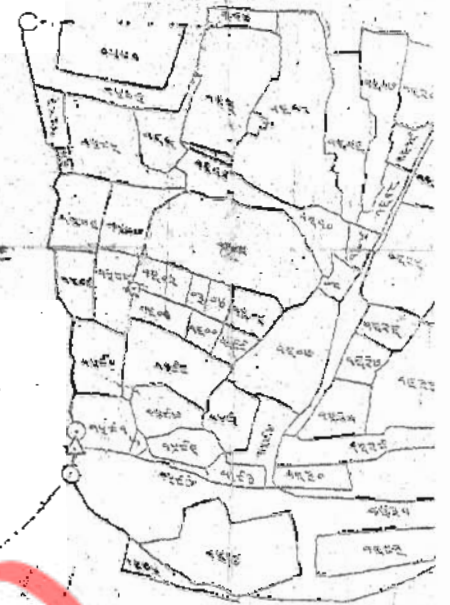
नाम मौजा बोड़िया

नाम थाना राँची

थाना नम्बर १०६

ज़िला राँची

खेल एक माहल बरामर १६ इन्च
सन् १९१२ - १३ इली

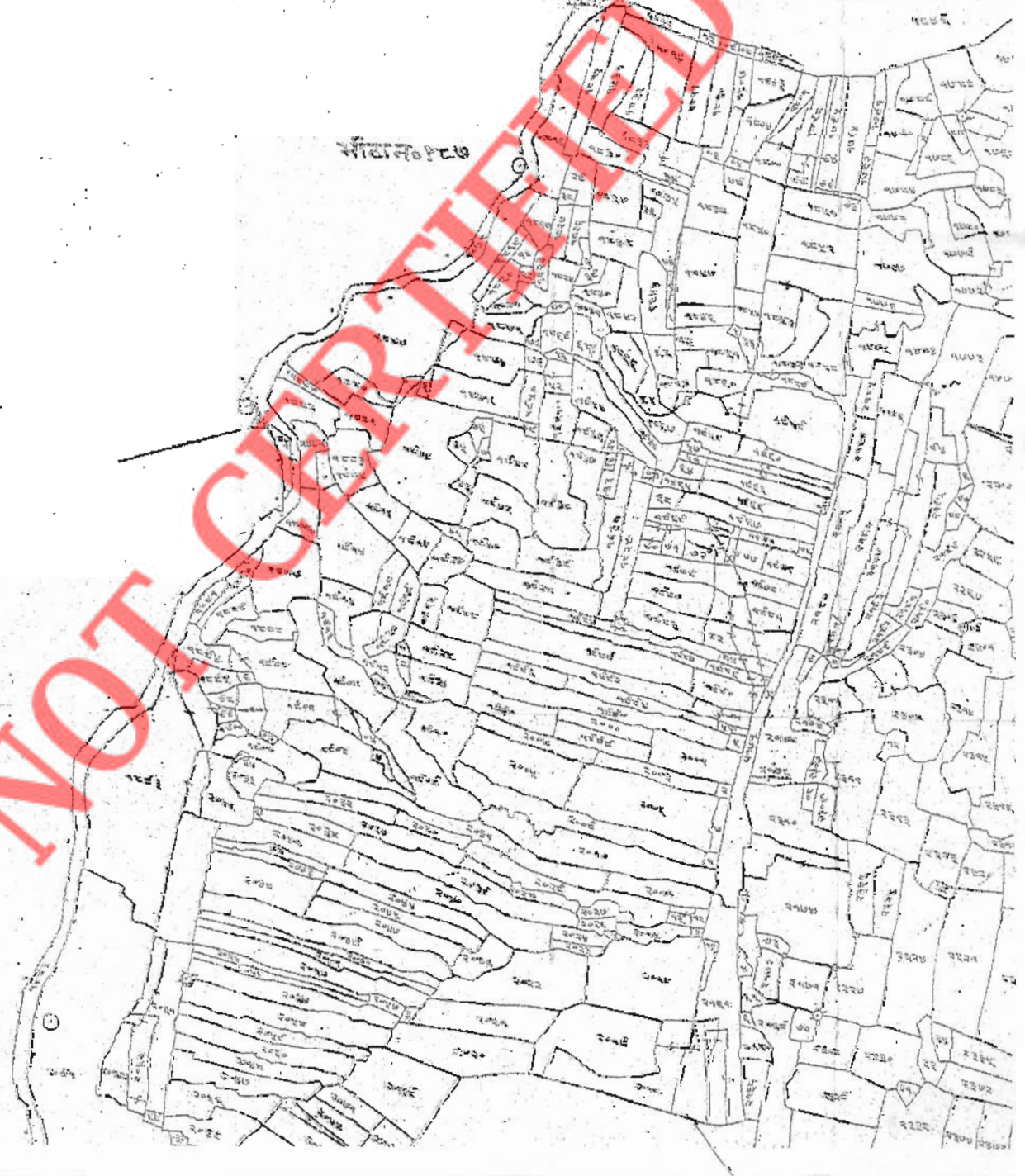


चौदपोदी नदी

सौदा नं० १८७

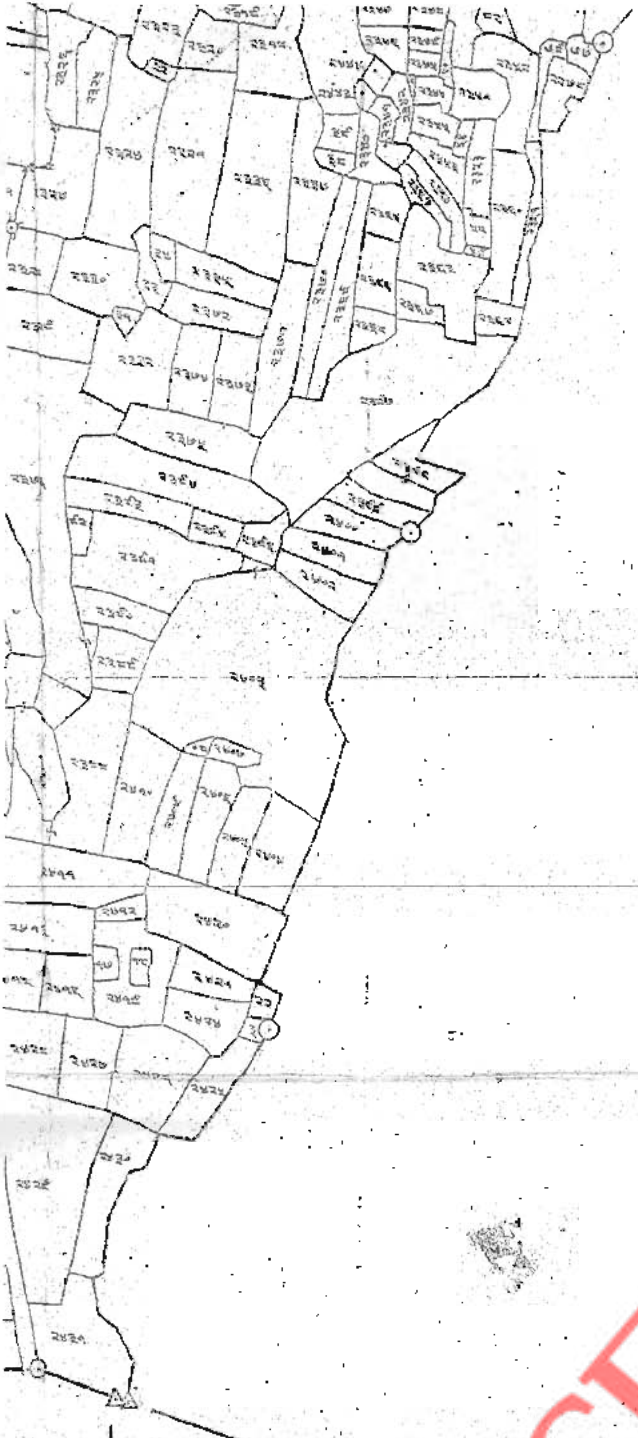
NOT CERTIFIED

चिरोदी नं० ८६

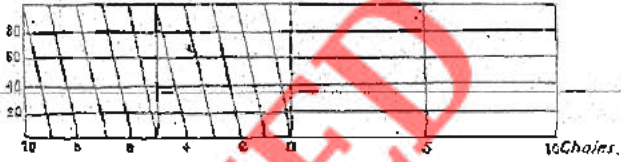


NOT CERTIFIED





Scale 16 Inches = 1 Mile.



सर्वेक्षण संख्या १२३४
सर्वेक्षण संख्या ५६७८

बख्तियार नं० १२३

Made and published under the authority of Government.

NOT CERTIFIED

[Signature]

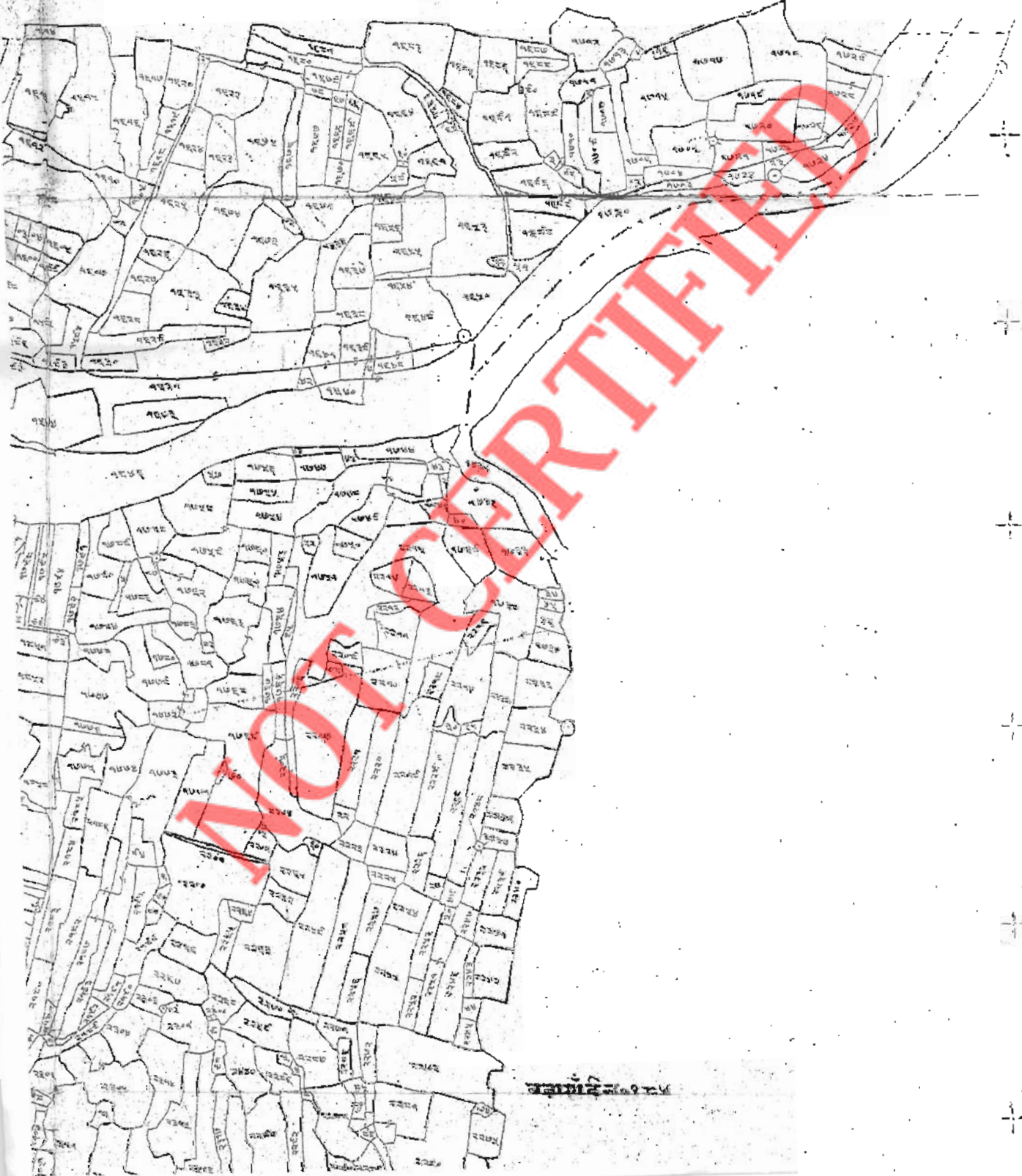
Superintendent of Survey

सर्वेक्षण संख्या १२३४
सर्वेक्षण संख्या ५६७८
सर्वेक्षण संख्या ९०१२
सर्वेक्षण संख्या ३४५६
सर्वेक्षण संख्या ७८९०

NOT CERTIFIED



ग्रामान्तर्गत नक्शा



सं. १००/१९९९

NOT CERTIFIED



बिरोही नं० ८८



सीमागादीवा

नोरहावादी नं० ८८

NOT CERTIFIED

सर्वेक्षण संख्या २०००/२०००
२०००/२०००

NOT CERTIFIED



25/10/18



निबंधन विभाग, झारखंड
Ranchi

Token No.47Token Date: 25/10/2018
Party Name: Jaydhan Mahto
Father/Husband Name:Ganesh Mahto
(Identifier)
Ramdaga, Maheshpur, Angara, Ranchi
Deed Type: Development Agreement

Details

Name : Jaydhan Mahto
Gender : M
DOB : 28-06-1987
C/o : S/O Ganesh Mahto
District : Ranchi
House/Building No. :
Locality : VILL- RAMDAGA, MASNIYA, POST-
MAHESHPUR, THANA- ANGARA
Pincode : 835103
Post Office :
State : Jharkhand
Village/Town/City : RAMDAGA
Aadhaar No : xxxxxxxx5402
Photo :



Registering Officer

Jaydhan Mahto
Party Signature

Operator's Signature

NOT CERTIFIED

NOT CERTIFIED





निबंधन विभाग, झारखंड
Ranchi

Token No.47Token Date: 25/10/2018


Party Name: Abhishek Singh Rathaur Cons. Pvt. Ltd. Thro Director Abhishek

Father/Husband Name:Anil Kumar Sinha

(Claimant)

Flat No-201, Guru Akansha apartment, Jai Prakash Nagar, Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Abhishek
Gender :	M
DOB :	14-08-1984
C/o :	S/O: Anil Kumar Sinha
District :	Ranchi
House/Building No. :	GURU AKANSHA 201
Locality :	BARIATU
Pincode :	834009
Post Office :	
State :	Jharkhand
Village/Town/City :	Bariatu
Aadhaar No :	xxxxxxxx9381
Photo :	

Registering Officer

Party Signature

Operator's Signature

NOT CERTIFIED

NOT CERTIFIED





निबंधन विभाग, झारखंड
Ranchi

Token No.47Token Date: 25/10/2018
Party Name: Dinanath Prasad
Father/Husband Name:Late Manger Prasad
(Executant)
Quarter No-H)-133, Harmu Housing Colony, Ranchi
Deed Type: Development Agreement

PARTY DETAILS	
Name :	Dina Nath Prasad
Gender :	M
DOB :	07-01-1957
C/o :	S/O: Mangar Prasad
District :	Ranchi
House/Building No. :	H I 133
Locality :	Harmu
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Doranda
Aadhaar No :	xxxxxxxx9332
Photo :	

Registering Officer  Party Signature  Operator's Signature 

NOT CERTIFIED


NOT CERTIFIED



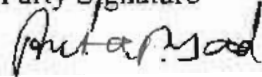


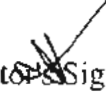
निबंधन विभाग, झारखंड
Ranchi

Token No.47Token Date: 25/10/2018
Party Name: Anita Prasad
Father/Husband Name:Dinanath Prasad
(Executant)
Quarter No-H1-133, Harmu Housing Colony, Ranchi
Deed Type: Development Agreement

Party Details	
Name :	Anita Prasad
Gender :	F
DOB :	05-08-1968
C/o :	W/O Dina Nath Prasad
District :	Ranchi
House/Building No. :	House No-H I-133
Locality :	Harmu Housing Colony
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	harmu
Aadhaar No :	xxxxxxxx7678
Photo :	


Registering Officer

Party Signature



Operator's Signature

NOT CERTIFIED

NOT CERTIFIED





निबंधन विभाग, झारखंड
Ranchi

जांच पर्या-सह घोषणा प्रपत्र (नियम 114)

Token No: 47

Token Date/Time: 26/10/2018 13:46:16.

Document Type	Development Agreement	Presenter	ANITA PRASAD	Date of Entry	26/10/2018
Presenter Name & Address	Quarter No-H1-133, Harmu Housing Colony, Ranchi	DOE		Total Pages	84
Stampable Doc. Value	7905000	Stamp Value	20	Book	1
Document/Transaction Value	7905000	Serial /Deed No.	/	CNO/PNO	
Special Type		Old Serial No.	/		
Remarks / Other Details	Sub Plot No-2059/A & 2059/B				

Property Details:										App. ID	269966	e-Stamp Cert. No.					
Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl. Vol	Regl. Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
Kanke	1854		Boreya	5	20599		66 & 67	RSP	50 Feet Wide Proposed Road	R.S. Plot No-2060	Sub Plot No-2059/C	R.S. Plot No-2061	004000654300020	RANCHI MUNICIPAL CORPORATION	U_COM	15.00 Decimal	7904130

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres. Address	Perm. Address	PAN Verified
Executant	Anita Prasad	Dinanath Prasad	Housewife	पति	कुर्मो	Female	AHAPP3406C	xxxxxxxx16	xxxxxxxx7678	Quarter No-H1-133, Harmu Housing Colony, Ranchi	Quarter No-LIG 5/3, Chotagovindpur, Jamshedpur, East Singhbhum	<input checked="" type="checkbox"/>
Executant	Dinanath Prasad	Late Manger Prasad	Service	पिता	कुर्मो	Male	ABEPP4015F	xxxxxxxx62	xxxxxxxx9332	Quarter No-H1-133, Harmu Housing Colony, Ranchi	Kakhara, Sohsarai, Noorsarai, Biharsharif, Nalanda, Bihar	<input checked="" type="checkbox"/>
Claimant	Abhishek Singh Rathaur Cons. Pvt. Ltd. Thro Director Abhishek	Anil Kumar Sinha	Business	पिता	राजपुत	Male	AANCA3647F	xxxxxxxx00	xxxxxxxx9381	Flat No-201, Guru Akansha apartment, Jai Prakash Nagar, Ranchi	Flat No-201, Guru Akansha apartment, Jai Prakash Nagar, Ranchi	<input checked="" type="checkbox"/>
Identifier	Jaydhan Mahto	Ganesh Mahto	Pvt Service	पिता		Male	NOT REQ.	xxxxxxxx13	xxxxxxxx5402	Ramdaga, Maheshpur, Angara, Ranchi	Ramdaga, Maheshpur, Angara, Ranchi	<input type="checkbox"/>

Fee Details:

SN.	Fee Name	Net Amount
1	E1	197625.00
2	SP	1260.00
	Total	198885.00

Holding Details provided by the user has been mutated in the name of -ANITA PRASAD

Register/Details provided by the user has been mutated in the name of - Name: अनिता प्रसाद, Address: -----, C/o: श्री सुरेश प्रसाद सिंह

Disclaimer: I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself. Information provided by me are true to itself.

The details 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.

Signature's of Executant & Claimant

उपर्युक्तियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्त ने इस दस्तावेज के

निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान पिता ने की।

निकासी पेशा ने की।

Dinanath Prasad
Anita Prasad

Jaydhan Mahto



NOT CERTIFIED



**निबंधन विभाग, झारखंड
रांची**

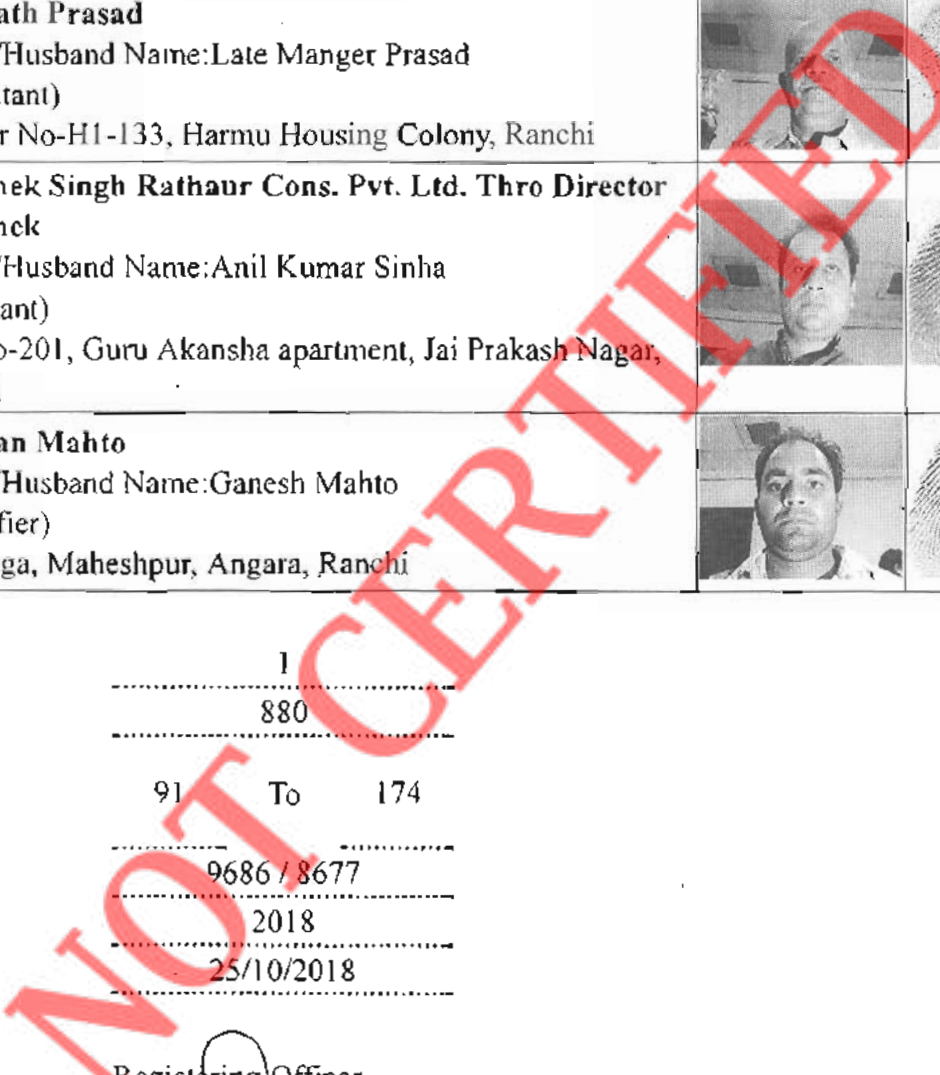
Token No.47 Token Date: 25/10/2018
Serial/Deed No./Year :9686/8677/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	Anita Prasad Father/Husband Name:Dinanath Prasad (Executant) Quarter No-H1-133, Harmu Housing Colony, Ranchi		
2	Dinanath Prasad Father/Husband Name:Late Manger Prasad (Executant) Quarter No-H1-133, Harmu Housing Colony, Ranchi		
3	Abhishek Singh Rathaur Cons. Pvt. Ltd. Thro Director Abhishek Father/Husband Name:Anil Kumar Sinha (Claimant) Flat No-201, Guru Akansha apartment, Jai Prakash Nagar, Ranchi		
4	Jaydhan Mahto Father/Husband Name:Ganesh Mahto (Identifier) Ramdaga, Maheshpur, Angara, Ranchi		

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Deed No 9686 / 8677
Year 2018
Date 25/10/2018

Registering Officer

Signature of Operator



NOT CERTIFIED