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# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No. : IN-JH19780037499854R  
 Certificate Issued Date : 01-Aug-2019 01:00 PM  
 Account Reference : NONACC (SV)/ jh9008104/ RANCHI/ JH-RNC  
 Unique Doc. Reference : SUBIN-JHJH900810426840932952199R  
 Purchased by : AJAY BHATTACHARYA AND OTHERS  
 Description of Document : Article 5 Agreement or memorandum of an Agreement  
 Property Description : AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : AJAY BHATTACHARYA AND OTHERS  
 Second Party : RAMP INFRA  
 Stamp Duty Paid By : AJAY BHATTACHARYA AND OTHERS  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



-----Please write or type below this line-----

Handwritten text in Hindi, partially obscured by a signature and date.

Signature of Ajay Bhattacharya

20/8/19  
22/8/19

Handwritten signatures and dates:  
 Ajay Bhattacharya 20/8/19  
 Kabila Banerjee 20/8/19

0003398903

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.

सम्पत्ति का मूल्य  
68,93,100/-

स्ताम 14/- रूपये

2018/19

पंजी से मिलान किया  
695565

2019/20

Caste Brahmin

गैर मजसूवा प्रतिबंधित क्षेत्र से  
खाता M.S.D.P. का प्र.प.य.  
का मिलान किया जा नहीं पाया

प्राप्त पशुपालन 2018  
एवं खाशमहल लीज का प्रमाण  
वर्णित प्लॉट दर्ज नहीं है।

महामहल लीज  
में दर्ज नहीं है।

20-8-19

THIS DEVELOPMENT AGREEMENT IS MADE on this the 20 day  
of August 2019 at Ranchi

BETWEEN

1. **AJAY KUMAR BHATTACHARYA** son of Late Kalipada Bhattacharya aged about 72 years by occupation retired person, **Aadhaar No. 2169 5371 1007 PAN No ABDPB0278M, Mob No. 9977341350** by caste Brahmin, by faith Hindu, by nationality Indian, resident of 259/2A Saket Nagar, the town of Bhopal District, (2) **TAPAN KUMAR BHATTACHARYA** sons of Late Kalipada Bhattacharya, aged about 68 years, by occupation Retired **Aadhaar No. 5832 8628 9680 PAN No. AARPB7487P, Mob. No. 9835580941** by caste Brahmin, by faith Hindu, by nationality Indian residents of 37 Tagore Hill Road, Morabadi, P.S. Bariatu, in the town of Ranchi District Ranchi (3) **PRADIP BHATTACHARYA** son of Late Kalipada Bhattacharya aged about 64 years, **Aadhaar No. 4368 9152 4365 PAN No. ADYPB9863H, Mob. No. 9431174071,** by occupation business, by caste

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PRAHLAD KUMAR  
ADVOCATE  
CIVIL COURT, RANCHI

PRAHLAD KUMAR  
ADVOCATE  
CIVIL COURT, RANCHI

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PRAHLAD KUMAR  
ADVOCATE  
CIVIL COURT, RANCHI

Tapan Bhattacharya  
Kabir Banerjee  
20/8/19  
20/8/19

Bhattacharya  
20/8/19

Brahmin, by faith Hindu, by nationality Indian, resident of 37, Tagore Hill Road, Morabadi, P.S. Bariatu, in the town of Ranchi, District Ranchi **(4) KABITA BANERJEE** W/o Sri Nimai Chandra Banerjee aged about 71 years, By occupation Retired Professor, **Aadhaar No. 9554 6016 3462 PAN No. AAYPB8346C, Mob. No. 9939109368**, by caste Brahmin, by faith Hindu, by nationality Indian, resident of Flat No.206, Aradhana Apartment, North Office Para, P.S. Doranda, Doranda, in the town of Ranchi, District Ranchi (hereinafter collectively called the LANDOWNERS) of the First Part;

AND

**M/S RAMP INFRA** , a Partnership business, situated at 36, Tagore Hill Road, Morabadi, P.S. Bariatu, in the town of Ranchi, District Ranchi , through its Partners **(1) RANJITA SARKAR** W/o Sri Surjit Sarkar, aged about 44 years, by caste Kayastha, by faith Hindu, by nationality Indian, resident of 36, Tagore Hill Road, Morabadi, P.S. Bariatu, in the town of Ranchi, District Ranchi-834008 **Adhar No. 708368777788, PAN No. FCTPS 2231B, Mob. No. 9031364402.**

**(2) AMITA MEWAR**, W/O Devansu Mewar, aged about 48 years, by caste Brahmin, by faith hindu, by nationality Indian, resident of 168 Morabadi, New Area, P.S. Bariatu, in the town of Ranchi, District Ranchi-834008, **Adhar No. 563766383441 PAN No. BMZPM 2909Q, Mob. No. 9430731261**

**(3) MAMTA PRASAD**, W/o Sri Birendra Prasad Gupta, aged about 39 years, by occupation business, by caste Baniya, by faith Hindu, by nationality Indian, resident of Kusum Vihar,

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Road No.7/C, Astha , Morabadi,P.S. Bariatu, in the town of Ranchi, District Ranchi-834009, **Adhar No. 802842779360**

**PAN No. BSMPP-7895R, Mob. No. 9334064908**

**(4) PRITI AGARWAL**, W/o Sri. Rajendra Agarwal, aged about 47 years, by occupation business, by caste, Baniya, by faith Hindu, by nationality Indian, resident of 205 Amrawati Apartment, Circular Road, P.S.-Lalpur, in the town of Ranchi District Ranchi-834001, **Aadhar No. 875377417234, PAN No. AHHPA 6215F, Mob. No. 9334706570** ( hereinafter collectively called the DEVELOPERS) of the Other Part;

The term the Landowners shall mean and include in the context below their respective heirs, executors, legal representatives, and assigns.

The term the Developer shall mean and include in the context below its successors in interest and assigns.

WHEREAS, the Landowners are the owners of the property fully and particularly described in Schedule-A below.

AND WHEREAS, the property was acquired by Smt. Bimla Bhattacharya, W/o Sri Kalipada Bhattacharya, by virtue of registered deed of sale dated 20.1.1973 which is entered in Book no.I, Volume no. 14 pages. 144-147 being Deed no. 1479 in the year 1973 of the office of the District Sub Registrar, Ranchi.

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AND WHEREAS, after purchase of the aforesaid property which is morefully and particularly described in Schedule-A annexed below Smt. Bimla Bhattacharya W/o Kalipada Bhattacharya came in peaceful possession over the same and mutated her name from the office of the Govt. revenue record, vide Mutation case no.127 R 27/73-74 as also from the Ranchi Municipality, Ranchi.

AND WHEREAS thereafter constructed a double storied residential house over the same comprising within portion of M.S. Plot no. 204, Sub Plot no.7 measuring an area 6 kathas more or less, situated at Tagore Hill Road, Morabadi, P.S. Bariatu, P.S. No. 192, in the town of Ranchi, District Ranchi after obtaining sanction plan from the Ranchi Improvement Trust , Ranchi, Holding No. 0040005425000X4.

AND WHEREAS, Smt. Bimla Bhattacharya wife of Late Kalipada Bhattacharya died . leaving behind her three sons namely (1) AJAY KUMAR BHATTACHARYA , (2) TAPAN KUMAR BHATTACHARYA (3) PRADIP BHATTACHARYA and only daughter namely KABITA BANERJEE as her legal heirs and successors. The husband of Bimla Bhattacharya was predeceased to her.

AND WHEREAS after demise of Bimla Bhattacharya wife of Late Kaplipada Bhattacharya being the mother of the landowners hereof , her entire estate devolved up[on his

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aforesaid sons namely (1) AJAY KUMAR BHATTACHARYA (2) TAPAN KUMAR BHATTACHARYA (3) PRADIP BHATTACHARYA and only daughter namely KABITA BANERJEE each having equal interest therein and mutated their names from the Govt. revenue records as also from the office of the Ranchi Municipal Corporation, Ranchi.

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AND WHEREAS the Landowners hereof desirous to develop the property which is mentioned above as also fully and particularly described in Schedule-A annexed below.

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AND WHEREAS, the Developer approached the landowners and requested them to allow the Developer to develop the property which is morefully and particularly described in Schedule A below and shown in RED WASH in the sketch map attached hereto as part hereof.

AND WHEREAS the Landowners have accepted the proposal of the developer being the Developer of these presents and has also approved the scheme of the developer for the development of their land described in Schedule-A below on the following terms and conditions:

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NOW THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS:-

In consideration of the landowners having permitted the developers to develop the land at their own cost, labour and expertise and also in consideration of mutual benefits herein

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below appearing, the landowners have agreed to allow the developer to develop the land fully and particularly described in schedule below on the following terms and conditions:

1. The project shall consists of Basement, Ground floor plus four floors above the same, which shall be the Commercial-cum- residential units, i.e. G+2 Commercial and 3 and 4 floors residential. The developer may if so permissible may raise such extra structure which will be beneficial to the developer and the landowners.
2. The name of the project shall be BIMLA ENCLAVE.
3. The landowners immediately on registration of this development agreement handover possession of the property described in schedule-A annexed below to the developer. At the time of execution and registration of this development agreement the Developers shall pay Rs.5001( Five thousand and one) as singing amount which shall be non-refundable and non-adjustable.
4. The developer shall within 6 months of receipt of the sanction plan shall start the execution of the project and for that purpose the developer shall have the right to demolish the existing the building and structure at their own costs.

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- 5. The developer shall at his own cost and expenses and also with his own infrastructure and expertise construct the building in the best possible manner and workmanship.
- 6. The developer shall use the standard quality of building materials and shall also fix and install the fixtures and fittings of good and standard quality.
- 7. The developer shall execute and complete the construction of the project within 36 months from the date of obtaining the sanction plan from Municipal Corporation and shall handover the portions pertaining to the share of the landowner complete in all respect.

PROVIDED that if for any reason the construction is not complete within 36 months then the developer shall get a grace period of 6 months within which time the developer shall have to complete the construction and shall have to handover the portions of the building pertaining to the share of the landowners.

- 8. In consideration of the developer constructing the building at his own cost and expenses and also with his own expertise and infrastructure shall retain 50% of super built-up area and in lieu thereof the developer shall retain and shall be deemed to be the owner of the super built-up area together with all common areas which has been fully and particularly described in Schedule-B below and

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the landowners shall be entitled to retain 50% structure and super built up area which has been fully and particularly described in Schedule-C below. The amenities and specification described in Schedule-D & E respectively

9. The landowners and the developer shall have the absolute right to deal with their respective shares of the property in any manner they like i.e. to say that the landowners may deal with the property including transferring the same which has been described in Schedule-C below and similarly the developer shall have the right to deal with the property in any manner the developer wants including transferring the property which has been described in schedule-B below. The amenities and specification described in Schedule-D & E respectively
10. The developer shall have the right to represent the landowners before any authority for the purpose of execution of the project and for that manner the developer shall have the right to sign any papers, documents, representations.
11. The developer shall also have the right to execute and register deed of convenience with regard to the property described in schedule-B below.

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12. The landowners shall not be liable for the transfer of developer's share and shall also not be liable to any monetary liability with regard to the transfer of developer's share in the building.
13. The landowners shall allow the developer to smoothly and without any interference execute the project and complete the same and for that purpose, if it is so necessary sign any paper, petitions and applications.
14. The developer shall also have the right to apply to the municipal corporation for water pipe connection and also to electricity board for electric line.
15. Besides the above, the developer do hereby covenant:
- a) The developer shall carry out the development of the "said property" in accordance with the plan sanctioned by Ranchi Municipal Corporation, Ranchi and also in accordance with the relevant Municipal Laws, Rules and Regulations, bye laws, if any and directions from time to time issued by local authorities.
- b) On completion of the buildings, the developer shall inform the owner in writing to take possession of the buildings/built up areas along with parking area in the building known as BIMLA ENCLAVE 'landowners

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allocation' and from such date the landowners shall be liable to pay all charges, taxes, service charges and other outgoing in respect of the common facilities in the building/s, proportionate to the area referred to as the landowners allocation in the same manner as would be payable by other flat landowners and/or other unit holders within one month.

c) The developer hereby agrees and covenants not to violate or contravene any of the rules and regulations or provisions of building laws, applicable for construction of the new buildings.

d) The developer hereby agrees and covenants with the owner not to do any act, deed or thing by which the landowner may be prevented from enjoying, selling, assigning and/or disposing of his allocated portion, as described in schedule-B below.

16. Similarly the landowners do hereby covenant:

a) That no notice or notification for acquisition/ requisition or restoration of the "Said property" or any part thereof, under any statues of the past or presently in force, have been received, served or passed by any court of law, the Ranchi Municipal Corporation, Income tax Department or any government authority.

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- b) That there are no attachment or orders for attachments, passed by any court nor there is any claim, demand, suit, decree, injunction, notices, petitions or adjudication orders affecting the said Property or any part thereof.
- c) That apart from the landowners, no one else is entitled to or has an share, right title or interest over and in respect of the said property or any part thereof, as a partner or partnership or co-partner in any joint family or in any other manner howsoever.
- d) That the landowner has not entered in the past in any agreement for sale or development of the said property or any part thereof nor has he made any arrangement with any one whomsoever regarding the said property or any part thereof.
- e) The landowner hereby agrees and covenants with the developer not to cause any interference or hindrance in the matter or development of the said property and construction of the buildings, multistoried buildings, etc. thereon, if it is being developed as per agreed terms and conditions.
- f) The landowner hereby undertakes not to do any act, deed or thing whereby the developer may be prevented from booking, selling, assigning and/or

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disposing of any of the portion of the developer's allocation.

17. Owners to be Indemnified:

The developer shall indemnify and keep indemnified the landowner against any and from all losses, claims, damages, costs, charges and expenses that may be incurred or suffered by the owner in relation to said property and construction of new buildings/multistoried buildings and other structures thereon and in relation thereto after the effective date of handing over the Said Property to the developer.

18. Mutual Rights:

a) On obtaining completion certificate of the new building the developer shall give notice in writing to the landowner wherefore the owner would be at liberty to take possession of the built up portion in the said property, known as Land Owner's Allocation described in schedule-B below. On and from the date of receipt of the notice of completion the landowner shall be responsible to pay all rates, taxes, service charges and other outgoing in respect of the common facilities in the building proportionate to the landowner's allocation. Provided that any additional insurance premium, costs or expenses by way of maintenance for

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any particular use or for any portion within the landowner's allocation shall be paid by the landowner.

b) On completion of the buildings aforesaid, the developer shall likewise be entitled to the saleable space including the area known as developer's allocation described in Schedule-C below provided always that the developer shall be at liberty to enter into such agreement for sale of the flats/dwelling units in the multi-storied building, etc. with prospective purchasers as it may deem fit and proper at any TIME after execution of this agreement.

c) The common area within the complex shall be controlled by the landowners and the developer and/or their transferees, jointly in such manner as they may decide mutually.

19. ARBITRATION

It is hereby agreed by and between the parties to this agreement that all disputes and differences arising out of and in relation to these presents the development of the Said property and/or construction of building thereon shall be referred to arbitration under the Arbitration and Reconciliation Act, 1956 and the decision of the arbitrator shall be final and binding on them.

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**SCHEDULE-A**

The property comprising within portion of M.S. Plot no. 204, Sub Plot no.7, Holding No.878(old) 21 Present under Ward No.VIIB measuring an area 6 kathas more or less, situated at Tagore Hill Road, Morabadi, P.S. Bariatu, in the town of Ranchi, District Ranchi, Holding No. 0040005425000X4.

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P.S No=192

Bharat Kumar  
20/8/19

**SCHEDULE-B**

(Description of the building appertaining to the share of the developer)

50% constructed area in the proposed multistoried building constructed by M/S RAMB INFRA on the above mentioned schedule-A property together with proportionate share of roof right, undivided indivisible share of land and car parking space.

JMS

Jagan Bhattacharya  
20/8/19

**SCHEDULE-C**

(Description of the building appertaining to the share of the landowners) 50% constructed area in the proposed multistoried building constructed by M/S RAMP INFRA on the above mentioned schedule-A property together with proportionate share of roof right, undivided indivisible share of land and car parking space.

Jagan Bhattacharya  
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**SCHEDULE-D****Common amenities:**

1. The foundation, columns, beams, supports, corridors, lobbies, stairs, stairways, landings, entrances and exists.
2. Supply of electric energy through generator during load shedding, pup installation, pump room and room for staff or workers.
3. Common passages and driveways.
4. Elevator, Deep boring, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electrical wiring, meters and fixtures(excluding those are installed for particular flat)
6. Drainage, sewerage and rain water pipelines, rainwater harvesting.
7. Boundary including outer sidewalls of the said building and the main gate.
8. Such other common paths, areas, equipment, installations, fixtures, fittings, covered and open space in or about the said building as are necessary for passage to use and occupancy of flat or flats in common and as are easement of necessity of the building but excluding car parking space and areas.

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**SCHEDULE-E****SPECIFICATION OF THE FLAT**

Foundation	- R.C.C. Column and pedestal both in foundation and plinth.
Structure	- R.C.C. Columns/Beams/slabs
Walls	-8" thick 1 and 4" thick internal partition walls in bricks /concrete.
Wall finish	-All external walls have been painted with a cement based paint. All internal walls and ceiling shall have cement plaster.
Floors	-Vitreous tiles
Doors	-Wooden frame with commercial grade flush type shutters of wood painted with synthetic enamel over a coat of primer.
Windows	-Aluminum sliding windows
Water supply	-From overhead tank connected with water reservoir/source
Toilets	- Pipes for hot and cold water provided in toilets(geysers not provided)
Sanitary	- All C.P. or Brass fittings of Jagwar make, white glazed vitreous sanitary ware.
Fittings	- Cistern of white acrylic fiber glass.
Kitchen	-R.C.C working platform with marble top to be provided.
Electrical	- Concealed (Hevels) conduit copper wiring with standard fittings and fixtures.

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J.P.  
Jagan Bhattacharya  
20/8/19


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20/8/19

IN WITNESSES WHEREOF, the landowners and Developer  
have put their hands and seal to these presents this  
the ~~20~~...day of August 2019, at Ranchi


WITNESSES

1.  BHATTACHARYA  
20/8/19


2.  BHATTACHARYA  
20/8/19

1.   
S/o, Late Pisheswar Lal Agrewal  
205 Anandwadi Apt  
Circular Road  
Lalpur.  
Ranchi - 834001

2. TAPAN KUMAR BHATTACHARYA

2.   
20/8/19

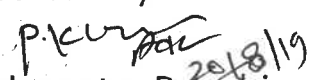
PRADIP BHATTACHARYA

3.   
S/o Sri Mahesh pd.  
Kishor Dehar Road N.71C  
Moraabad i Ranchi.  
20/8/19

4.  BANERJEE  
20/8/19

KABITA BANERJEE

Drafted by

  
Advocate, Ranchi

Computer Typed by:-

LAND OWNERS

**SIGNATURE, PHOTOGRAPH AND LEFT HAND FINGER IMPRESSION OF THE Developers**

*Ranjita Sarkar*



**PRAHLAD KUMAR**  
ADVOCATE  
CIVIL COURT, RANCHI

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

*Anita Chawar*



**PRAHLAD KUMAR**  
ADVOCATE  
CIVIL COURT, RANCHI

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*Mamta Pasad*



**PRAHLAD KUMAR**  
ADVOCATE  
CIVIL COURT, RANCHI

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*Reeti Agarwal*



**PRAHLAD KUMAR**  
ADVOCATE  
CIVIL COURT, RANCHI

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

Certified that the fingerprint of the left hand of each person whose photograph is affixed in the document have been obtained in my presence.

*P. Kumar*  
**PRAHLAD KUMAR**  
ADVOCATE  
CIVIL COURT, RANCHI



23/1/23  
 20  
 5000/-  
 10000/-

मिशन विवर २१ ६ वर्षीय तथा ~~...~~  
 निजी रकम, हिन्दू को पारा  
 अर्थात् भी प्रकृत्य है। पान्थाव ~~...~~  
 २०३  
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 अर्थात् अर्थात् अर्थात् अर्थात् अर्थात्

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Sharpus J.S. Adv. — 14  
 Sharpus B.S. Adv. — 10  
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20/1/23

*Jeevanlal Maliah*

THIS INDENTURE OF SALE made this the 20th day of January One thousand nine hundred and seventy-three Between Jeevanlal Maliah, son of Late Kumar Pashupati Nath Maliah by caste Sarswat Brahmin, by occupation business, resident of Sarsole Rajbari, P.O. Sarsol-Rajbari, P.S. Raniganj, Chowki Asansol in the District of Burdwan, West Bengal, having a residential house at Morhabadi, P.O. Ranchi, District Ranchi in the Province of Bihar, hereinafter referred to as 'VE' (which expression unless excluded by or repugnant to the context, shall mean include his heirs, legal representatives, executors, administrators and assigns of the one part AND Smt. Bimla Bhattacharyya wife of Sri Kalipada Bhattacharya by caste Brahmin, by occupation House-wife, resident of Karantoli, P.S. and District Ranchi, hereinafter referred



-2-

repugnant to the context, shall mean include her heirs, legal representatives, executors, administrators and assigns of the other part.

WHEREAS the lands of C. S. Khata No. 122, Plot Nos. 853 and 854 area 1.12 acres situated at village Morhaba P. S. Ranchi P. S. No. 192 District Ranchi has been recorded in the name of Ekkauri Sen son of Gopal Chandra Sen.

AND WHEREAS Kumar Promotho Nath Maliah who subsequently became Raja Promotho Nath Maliah purchased the aforesaid lands from the said Ekkauri Sen by virtue of a registered deed of sale dated 12th day of March 1919 entered in Book No. 1, Volume No. 14 pages 144 to 147 being No. 1479 for the year 1919 and came into possession of the same.

AND WHEREAS after purchase the said Raja Promotho Nath Maliah constructed building over the said land. ✓

AND WHEREAS after the death of said Raja Promotho Nath Maliah his sons Pashupati Nath and Kshitispati Nath Maliah inherited his properties including the aforesaid properties and came into possession of the same.

AND WHEREAS the said lands and buildings were recorded in Municipal Survey which took place in 1929 as M. S. Plot no. 204 Holding No. 878 area 1.129 in the names of Pashupati Nath and Kshitispati Nath as owners and occupiers.

contd...3

*Seemant Lal Maliah*

whatsoever claiming through or under the Vendor either equity or law or from whomsoever. The Vendor further covenants with the Purchaser that the said Vendor shall indemnify the Purchaser against all losses, damages, claims and liability whatsoever if any which the Purchaser may sustain, pay or incur or be put to by reason of any defect in title of the said Vendor to the property hereby granted, conveyed, assigned, sold and transferred or any portion thereof or any encumbrances is found out. AND the Purchaser shall now get her name mutated in the office of the Ranchi Municipality and the State of Bihar and where necessary and shall pay all taxes and rents in her own name. Provided always the Vendor shall at all times hereafter on reasonable request and at the cost of the Purchaser do execute or cause to be done and executed all such acts, and assurances that may be necessary for further and more perfectly assuring the title of the Purchaser to the properties hereby granted, conveyed, assigned, sold and transferred absolutely and for ever according to the true meaning and intent of these presents.

Schedule of the properties referred to above

✓ *fewer and better*

All that piece and parcel of Chhapparbandi lands measuring 6 kathas more or less (as per standard katha of 720 sq. ft.) being Sub Plot No. 7 out of M.S. Plot No. 204, and old Holding No. 878 and present Holding No. 21 within Ward No. VII B of the Ranchi Municipality along with Buildings and structures, well, trees and compound wall standing on it and situated at Morhabadi, P.S. Ranchi P.S. No. 192 District Ranchi having Chhapparbandi right lying within the District Registration and District Sub Registration Office Ranchi and delineated in Red wash in the map attached and bounded and butted as follows:

AND WHEREAS Kumar Pashupati Nath Maliah gifted away his moiety share in the properties to his only son Pandit Jeewan Lal Maliah by a registered deed of gift dated 12th October 1953 registered on 24th October 1953 at Raniganj Sub Registry Office entered in Book No.1, Volume No.62 P. 1 to 35 Being No.5587 for the year 1953 and put him in possession of the same.

AND WHEREAS by way of family arrangement between Kumar Pashupati Nath Maliah and Pandit Jeewan Lal Maliah Kumar Kshitispati Nath Maliah on 27th June 1953 the properties were partitioned and the aforementioned properties were allotted to Pandit Jeewan Lal Maliah.

AND WHEREAS the said Jeewan Lal Maliah got his name mutated in the office of the landlord and Ranchi Municipality and is paying rent and taxes in his name.

AND WHEREAS the Vendor requested the Purchaser to purchase 6 kathas of land out of the aforesaid properties along with buildings, trees, well standing on the said M.S. Plot No. 204 and Old Holding No.878 and present Holding No. within ward No.VII B of the Ranchi Municipality being Sub Plot No.7 for a sum of RS.5000/- (Rupees five thousand) and the Purchaser agreed to purchase the same at the said price.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of payment of RS.5000 (Rupees five thousand) by the Purchaser to the vendor in the manner detailed in the memo of consideration given below receipt whereof the Vendor doth hereby admit, and acknowledge and from the same and every part thereof acquit, absolve and discharge the Purchaser and the properties for ever the Vendor doth hereby grant, convey, assign, sell and transfer absolutely and for ever To and Unto the said Purchaser all that piece and parcel of lands measuring 6 kathas (more or

*Jeewan Lal Maliah*

being Sub Plot No.7 out of Municipal survey Plot No.20  
old Holding No.878 and present Holding No.21 within wa  
No.VII B of the Ranchi Municipality along with the buil  
ing,trees and well standing thereon situated at Morhab  
Ranchi,P.S.Ranchi P.S.No.192 District Ranchi having -  
Chhaparbandi right more fully described in the schedul  
below and delineated in Red wash in the map attached f  
from all encumbrances,liens,lispendens of whatever kin  
and nature Together with all rights,paths,pathways,pass  
hedges,ditches,water,water course,lights,rights,libert  
privileges,easements,appendices and appurtenances whate  
to the said piece and parcel of land,building,structure  
compound wall and well belonging to or in anywise apper  
taining to or appurtenant thereto and the reversion or  
reversions,remainder or remainders,rents,issues and pro  
thereof and ALL the right,title and interest,property,  
claim or demand of whatever kind or nature both in law  
equity of the said Vendor in to, out or upon the said p  
and parcel of lands more fully described in the schedul  
below and delineated in Red wash in the map attached an  
the said Vendor doth hereby covenant with the said Purc  
that the properties hereby granted, conveyed, assigned,  
sold and transferred absolutely are free from all encum  
ces and that the said Vendor has permanent heritable an  
transferable Chhaparbandi right and the Vendor is in  
exclusive possession and has full power and sole and  
absolute right to grant,convey,assign,sell and transfer  
absolutely and for ever the lands and every part thereof  
hereby granted,conveyed,assigned,sold and transferred,  
absolutely and for ever and that the Purchaser who has  
been put in vacant possession shall hereafter peaceably  
hold,use and enjoy and possess the same as her own prop  
without any let,hindrance,interruption,claim or demand  
or from the said Vendor or any other person or persons

*Permanent wash*

North : Land of Sri Krishna Mohan Bhattacharjee

South : Sub Plot No.8

East : Sub Plot No.10 and 12

West : Morhabadi Road.

Memo of consideration.

By Bank Draft drawn on United Commercial Bank of India  
Raniganj Branch in favour of the within named Vendor  
vide No. <sup>AD</sup><sub>08</sub> 709306.. dated ..11..11..73..... for Rs.50

In witness whereof the Vendor has put his hand on  
day, month and year above written.

Witnesses:

1. Ajit Kumar Whidary of Samba Jeevaulal Mahah
2. *Jeevaulal Mahah* signature of the Vendor.  
20/11/73

I do hereby declare that the property which I am  
transferring is not held by me in excess of the ceiling  
limit respectively specified in Bihar Land Reforms (Fixe  
of Ceiling Area) and acquisition of surplus land Amendm  
Bill 1972 and the Bihar Urban property ceiling Bill 197  
published in the Bihar Gazette extra-ordinary dated 29.

*Jeevaulal Mahah*  
Signature of the Vendor.

I do hereby swear that the property being transfer  
to me will not increase the property held by me beyond  
said ceiling limit respectively specified in Bihar Land  
Reform (Fixation of ceiling area) and acquisition of su  
plus land Amendment Bill 1972 and the Bihar Urban prope  
Ceiling Bill 1972 published in the Bihar Gazette extra-  
ordinary dated 29.9.72.

*Bimala Bhattacharyya*  
Signature of the Purchaser

Typed by  
R.K. Prasad

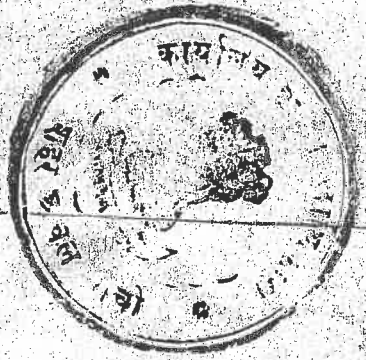
*Bimala Bhattacharyya*



CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANTRIES IN ESTATES VESTED IN GOVERNMENT

District: ... Sub-division: ... Name of estate: ... Taluqi number: ...

1	2	3	4	5	6	7	8	9	10
Mutation case num. as in Register 27.	Village	Thana and chana number.	Number of tenants to which the mutation relates.	Authority issuing the mutation.	Whether mutation is due to sale, gift, exchange, succession or partition.	Full details of exchanges effected by mutation.	Date of correction of the Registers by the Kamachari.	Remarks	
122 R27									
7994									



Memo. No. ...  
Forwarded to the Kamachari, Halka No. ...

Dated

for information and necessary action

Circle Officer/Anchal Adhikari  
...  
...  
...

*[Handwritten signature]*

*[Handwritten notes and calculations in the table cells, including '1900', '208', '9250', and '15000']*

झारखण्ड सरकार  
राजस्व एवं भूमि सुधार विभाग  
लगान रसीद

रसीद क्रमांक JH 01 A074058  
रयत का नाम विमला गृह्याम  
पिता का नाम  
जमाबन्दी नम्बर 10/134

sch XIV 180V

जिला का नाम राँची  
अनुमण्डल का नाम  
अंचल का नाम  
मौजा  
थाना वो थाना नम्बर

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
170		06.46

भाग	वार्षिक	जोत की सालाना मांग एवं मांग का विवरण (बकाया एवं हाल) चालू वर्ष का		
		3 वर्ष से ज्यादा	3 रा वर्ष	विगत वर्ष
लगान	1250			
सेस	840			
*ब्याज	280			
विविध	080			
योग	2450			

अदायगी	भुगतान का विवरण			हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	विगत वर्ष		
लगान			6=00	1250	
सेस			1250	040	
*ब्याज			3=00	080	
विविध			2=00	080	
योग			11=00	040	

- कुल योग शब्दों में 361 रा 18 पैसे
- नाम अदाकर्ता
- कुल बकाया

\* खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।  
SPL/2013

(1) भुगतान काल (लगनों में) 438 रु 00 पैसे  
(2) सूद देहिन्दा  
(3) कुल बकाया

सूद नहीं लिया जाता है।  
हस्ताक्षर एवं दिनांक

# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. 423052018111405  
 Department / Section: Revenue Section  
 Account Description: Holding Tax & Others

Date: 23-06-2018  
 Ward No: 4  
 Holding No: 0040005425000X4

Received From Shri / Smt. **AJAY KUMAR BHATTACHARYA S/O LATE K P BHATTACHARYA, KABITA BANERJEE W/O NIMAL CHAND BANDYOPADHYAY, PRADIP BHATTACHARYA S/O LATE K P BHATTACHARYA, TAPAN KUMAR BHATTACHARYA S/O LATE K P BHATTACHARYA**

Address: **TAGORE HILL ROAD MORABADI**

A Sum of Rs. 11390.00 (in words) **Eleven Thousand Three Hundred Ninety Rupees Only**

towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No. **618015**

Dated **23-06-2018** Drawn on

**United Bank of India**

Place Of The Bank



N.B. Online Payment/Cheque/DD/Bankers Cheque are Subject to realization.

### HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2018-2019 I - 2018-2019 IV	1205.00
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2018-2019 I - 2018-2019 IV	
1100400A	Conservancy Tax / Labrine Tax Arrear		
1100400C	Conservancy Tax / Labrine Tax Current	2018-2019 I - 2018-2019 IV	
1100500	Lighting Tax		
1100601	Educational Cess	2018-2019 I - 2018-2019 IV	
1100603	Health Cess	2018-2019 I - 2018-2019 IV	
1719002	Interest on Holding Tax Receivable		
<b>Total</b>			<b>1205.00</b>

For Details Please Visit: [www.ranchimunicipal.com](http://www.ranchimunicipal.com)  
 OR Call at 19201212241 or 0651-690851

Revenue Section Demand  
 Sparrow Station, Block No. 1  
 H-17, Level - II, D. of Shalimar Chowk  
 Harma Ranch, 834002, Jharkhand



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

August 16, 2019

पंजी II प्रति

भाग वर्तमान	25	पृष्ठ संख्या	30										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़गाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	मोरहाबादी	होलिग संख्या	170	तौजी संख्या		थाना नम्बर	192	खाता का प्रकार	---				
AJAY KUMAR BHATTACHARYA , PRADIP BHATTACHARYA , TAPAN KUMAR BHATTACHARYA , KAVITA BANERJEE , पित्त-LATE K.P. BHATTACHARYA, जाति- -----													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
170	204	0 ऐ 9 डि 0 हे			नामान्तरण मुकदमा संख्या 721/2019 - 2020				17	0			
	कुल परिमाण	0 ऐ 9 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल

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

Mutation Cases Not Found !!

List Of Case Status Details

No Data Found

नक्शा देखें

BACK

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करे।



भारत सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

नामांतरण श्रद्धि-पत्र

Duplicate-copy CRSLP14239342

8/16/2019



जिला का नाम राँची अनुमंडल नाम सदर अंचल का नाम बड़गाईं हल्का हल्का-04  
इस्टेट का नाम झारखण्ड भाग वर्तमान(VOL) 25 पृष्ठ संख्या वर्तमान 30 थाना नं. 192

क्रमांक	केस नं.	मौजा का नाम/ राजस्व थाना नं.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खता नं. भाग वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खता नं. प्लॉट नं. क्षेत्रफल	लागान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
9342	721 /R27 2019 - 2020	मोरहाबादी/ 192	राँची	13/08/2019	By Sale Registration Deed 70 Dated 20/01/1973	170 4	134	170 204 9 डिसमील	17	

क्रेता का नाम :

(AJAY KUMAR BHATTACHARYA)पिता-LATE K.P.  
BHATTACHARYA, जाति-----, पता-HOUSE NO-37,  
NEAR REALLENCE FRESH, TAGORE HILL ROAD,  
MORABADI, P.S.-BARIATU, DIST-RANCHI) एवं  
(PRADIP BHATTACHARYA)पिता-LATE K.P.  
BHATTACHARYA, जाति-----, पता-HOUSE NO-37,  
NEAR REALLENCE FRESH, TAGORE HILL ROAD,  
MORABADI, P.S.-BARIATU, DIST-RANCHI) एवं  
(TAPAN KUMAR BHATTACHARYA)पिता-LATE K.P.  
BHATTACHARYA, जाति-----, पता-HOUSE NO-37,  
NEAR REALLENCE FRESH, TAGORE HILL ROAD,  
MORABADI, P.S.-BARIATU, DIST-RANCHI) एवं  
(KAVITA BANERJEE)पिता-LATE K.P.  
BHATTACHARYA, जाति-----, पता-HOUSE NO-37,  
NEAR REALLENCE FRESH, TAGORE HILL ROAD,  
MORABADI, P.S.-BARIATU, DIST-RANCHI)

जमाबंदी रैयत का नाम :  
बिमला भद्रवार्ध-पति-कालीपद भद्रवार्ध

विक्रेता का नाम :  
BINLA BHATTACHARYA, पिता-LATE K.P.  
BHATTACHARYA, जाति-----, पता-HOUSE NO-37,  
NEAR REALLENCE FRESH, TAGORE HILL ROAD,  
MORABADI, P.S.-BARIATU, DIST-RANCHI

राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनार्थ वसूतान्वरित।  
यह एक कंप्यूटर जनित प्रति है  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

SHALISH KUMAR

अंचलधिकारी बड़गाईं



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



फरद मलकी / फरद रैयती Page No. : 30  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 25  
वो सकुनत नम्बर। Receipt No. : 0156076115

बड़ागाँई | मोरहाबादी | 192 | AJAY KUMAR BHATTACHARYA, PRADIP BHATTACHARYA, TAPAN KUMAR BHATTACHARYA, KAVITA BANERJEE

खाता संख्या 170	खेसरा संख्या 204	रकबा (एकड़ में) 0 एकड़ 9 डिसमील 0 हेक्टर
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अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	17.00					17.00
गुजारी (भावली)	4.25					4.25
सेस	8.50					8.50
सूद	8.50					8.50
मुतफरकात	3.40					3.40
मीजान	41.65					41.65

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					17.00	
गुजारी (भावली)					4.25	
सेस					8.50	
सूद					8.50	
मुतफरकात					3.40	
मीजान अदायकारी					41.65	

(१) मीजान कुल (लफजों में) : **Fourty One Rupees and Sixty Five Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **41.65**

तारीख अमला तहसील कुनिन्दा : **29-07-2020**

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

संख्या  
932619  
No. 932619



झारखण्ड सरकार  
GOVERNMENT OF JHARKHAND

योजना एवं विकास विभाग

(सांख्यिकी एवं मूल्यांकन निदेशालय)

DEPARTMENT OF PLANNING AND DEVELOPMENT  
(DIRECTORATE OF STATISTICS AND EVALUATION)

मृत्यु प्रमाण-पत्र  
DEATH CERTIFICATE

(जन्म-मृत्यु रजिस्ट्रीकरण अधिनियम, 1969 की धारा 12/17 तथा झारखंड जन्म-मृत्यु रजिस्ट्रीकरण नियमावली 2009 के नियम 8/13 के अंतर्गत जारी किया गया।)

(Issued under Section 12/17 of Registration of Births and Deaths Act, 1969 and Rule 8/13 of the Jharkhand Registration of Births and Deaths Rule 2009)

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

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

नाम/Name : Bimla Bhattacharya

लिंग/sex : Female

मृत्यु की तिथि/Date of Death

मृत्यु का स्थान/Place of Death : Home, House No 37 Opp. Reliance

(dd/mm/yyyy): 16/12/2014

Fresh Tagore Hill Road, Morabadi, Ranchi, 834008

माता का नाम/Name of Mother :

पिता/पति का नाम/Name of Father/Husband : G N Bhattacharya

मृतक का मृत्यु के समय का पता

मृतक का स्थायी पता/

/Address of the Deceased at the time of death:

Permanent address of the deceased

House No 37 Opp. Reliance Fresh Tagore Hill Road, Morabadi, Ranchi (Halka IVb), 834008, Ranchi

House No 37 Opp. Reliance Fresh Tagore Hill Road, Morabadi, Bariatu, Morabadi, Ranchi, Ranchi

पंजीकरण संख्या

पंजीकरण दिनांक/Date of Registration (dd/mm/yyyy) : 22/12/20

/Registration

No. : RNC/RNC/DEATH/21736/2014

टिप्पणी/Remarks (if any) :

दिनांक/Date of Issue

(dd/mm/yyyy) : 2014-12-27

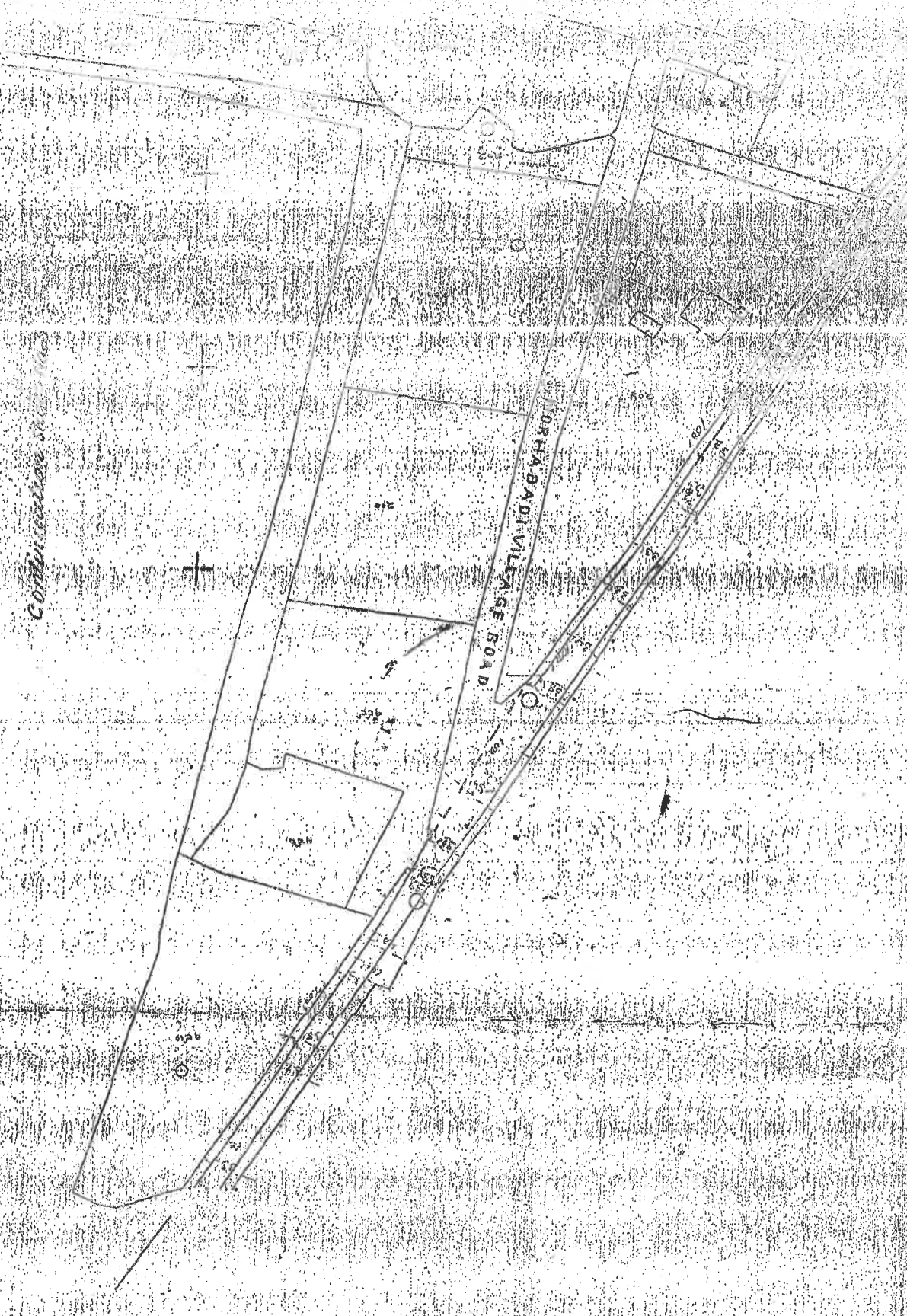
13:10:15.204

Digitally Signed By : **AJOY KUMAR MAJHEE**

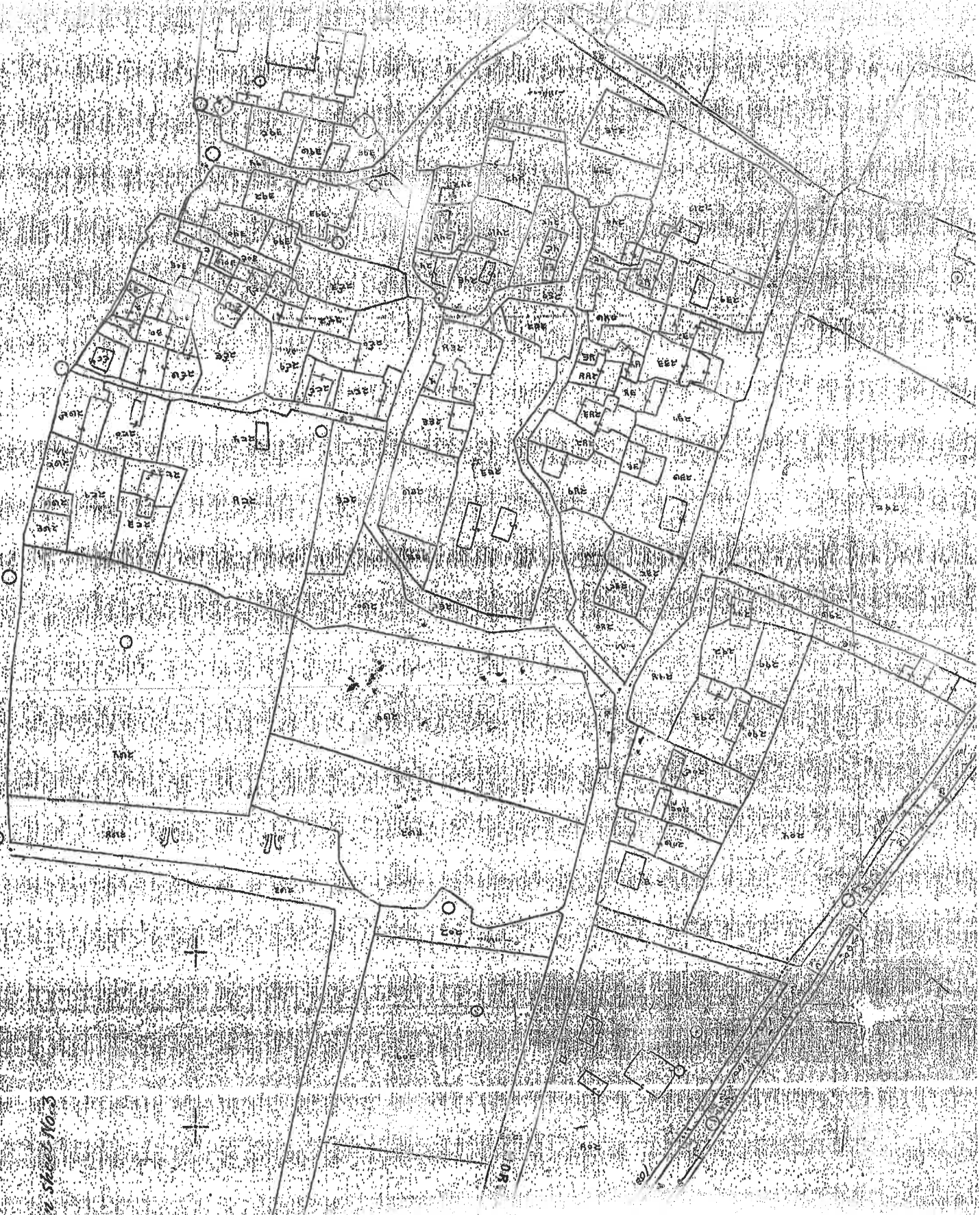
Registrar, Ranchi Municipality Office  
Ranchi, Ranchi

Continuation of ...

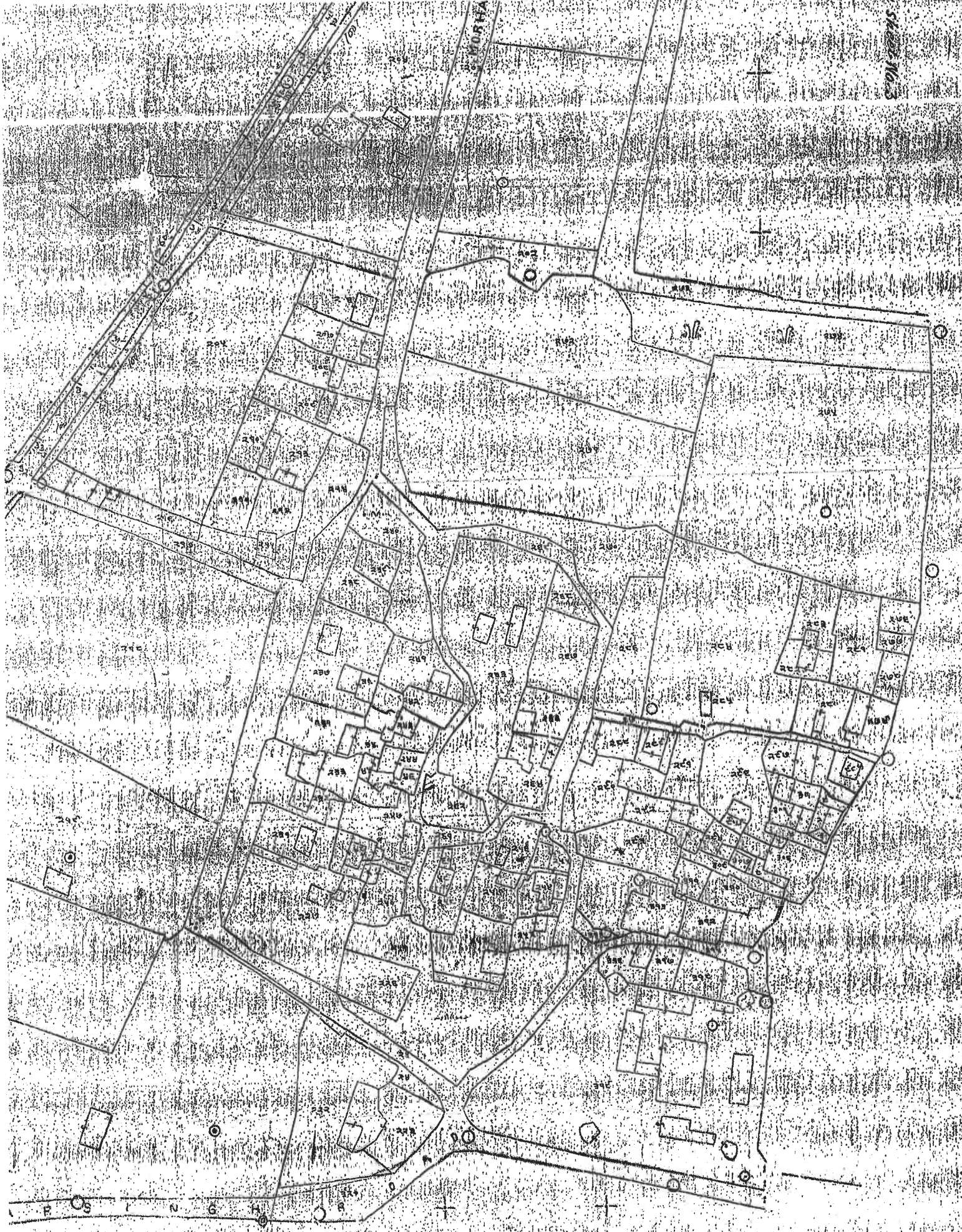
LOSHA BADI VILAGE ROAD



*Handwritten text at the top of the page, possibly a title or reference number.*



*Vertical handwritten text on the left side of the page, possibly a reference or identification number.*

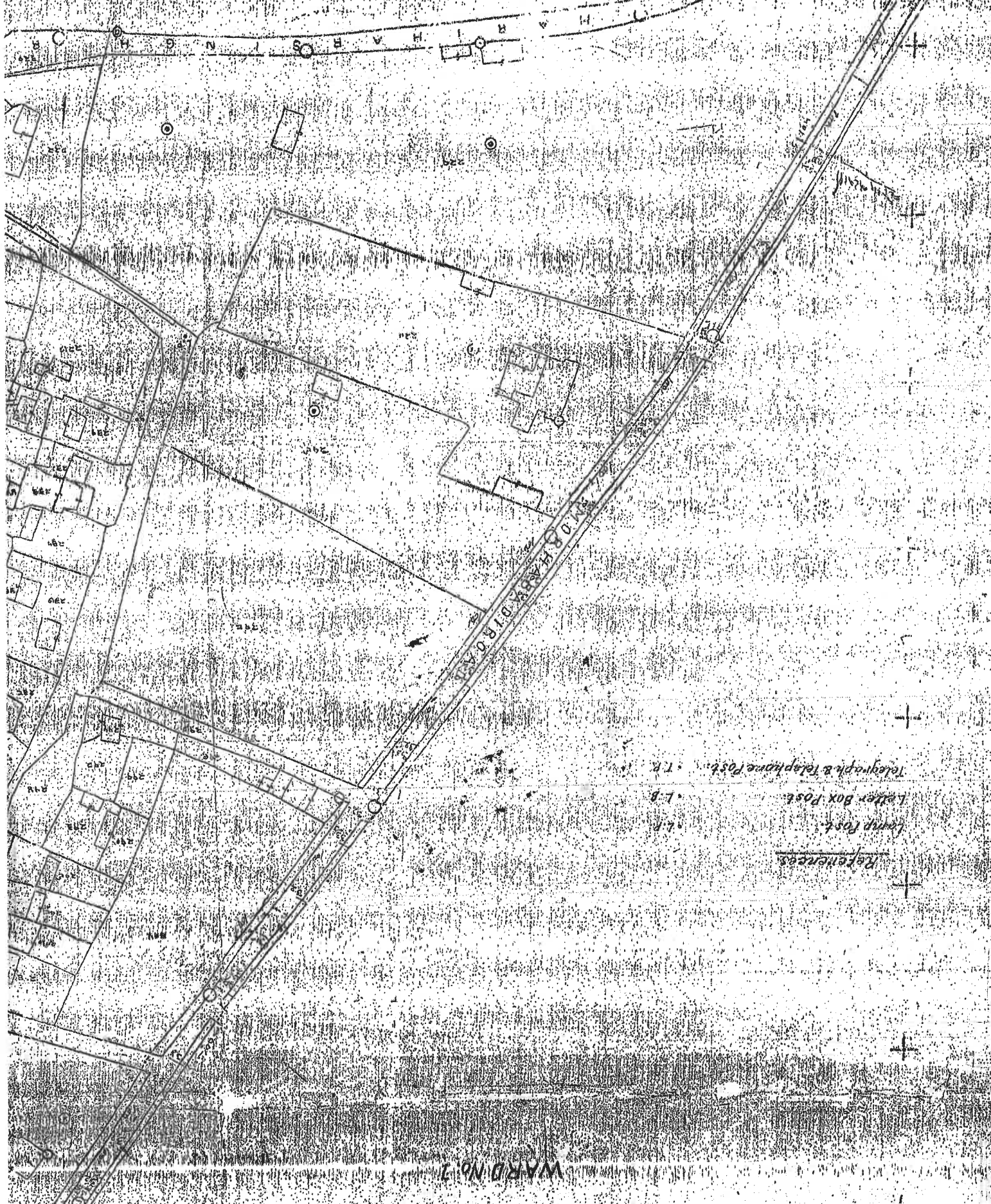


Continuation Sheet No. 6 Made and Published under the Authority of Government.

J. M. Melton  
Superintendent of Survey

Continuation Sheet No. 2

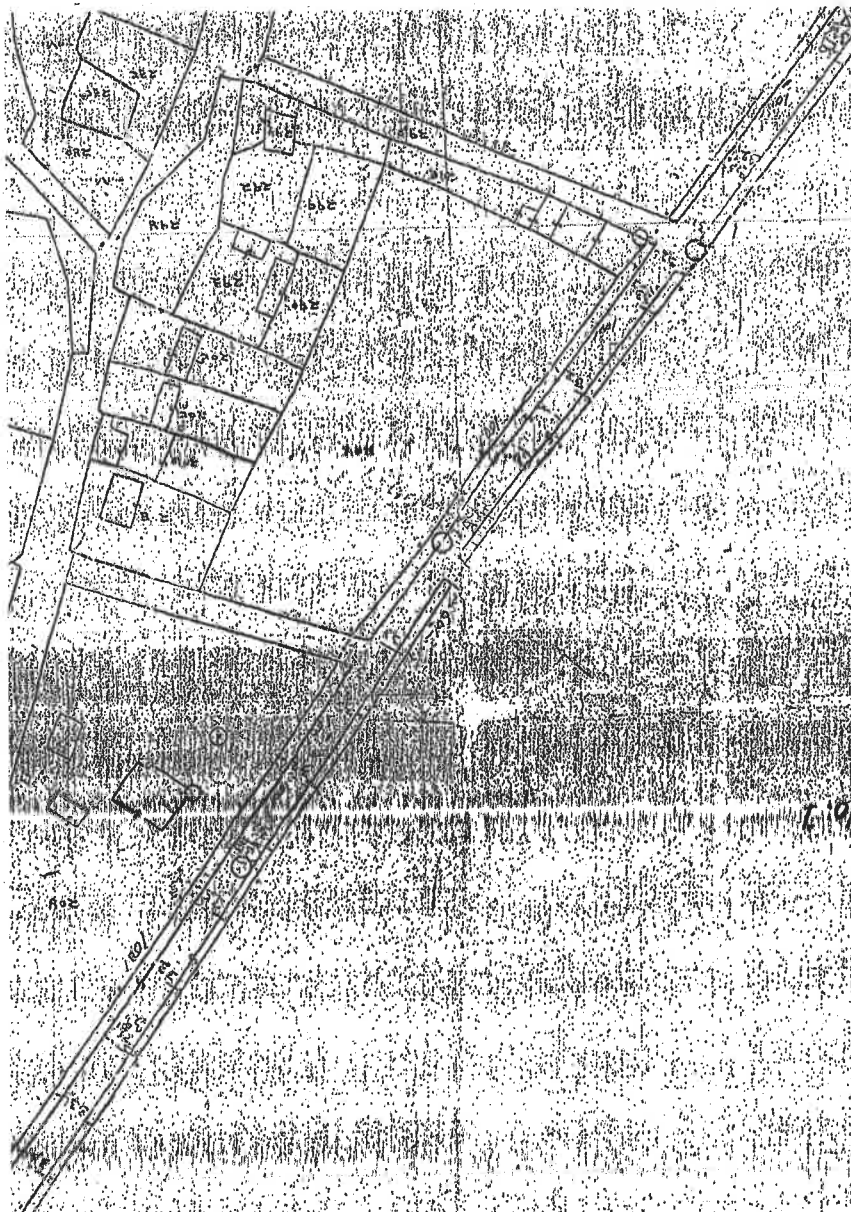
Continuation Sheet



References

- Lamp Post
- Letter Box Post
- Telegraph & Telephone Post
- T. P.

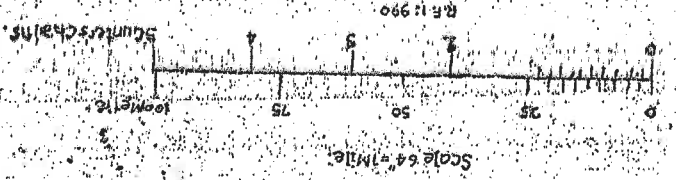
WARD NO. 2



- 1.2. Telephone & Telegraph Post.
- 1.1. Letter Box Post.
- 1.0. Lamp Post.

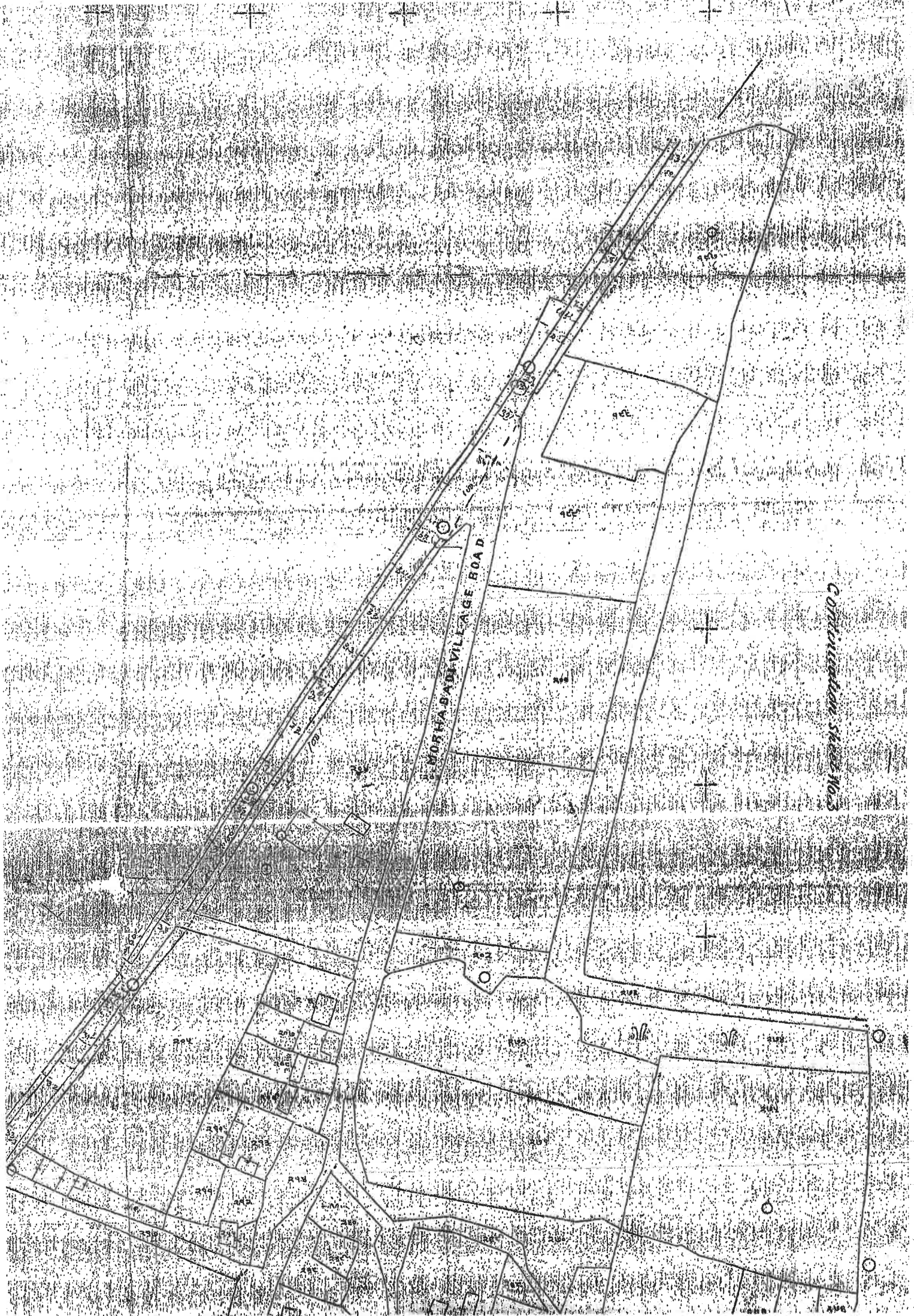
References

WARD NO. 1



Surveyed in 1928, 29 under B.C.O. No. 1 of 1920.  
 Scale 64 inches = 1 Mile or 1 inch = 82 1/2 feet.

**RANCHI MUNICIPALITY**  
 WARD NO. VII - SHEET NO. 4



ST. MORTHA D'ARVILLE ROAD

Continuation Street No. 3

2007

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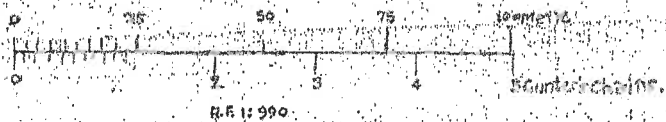
321

322

323

324

Scale 64'-1 Mile



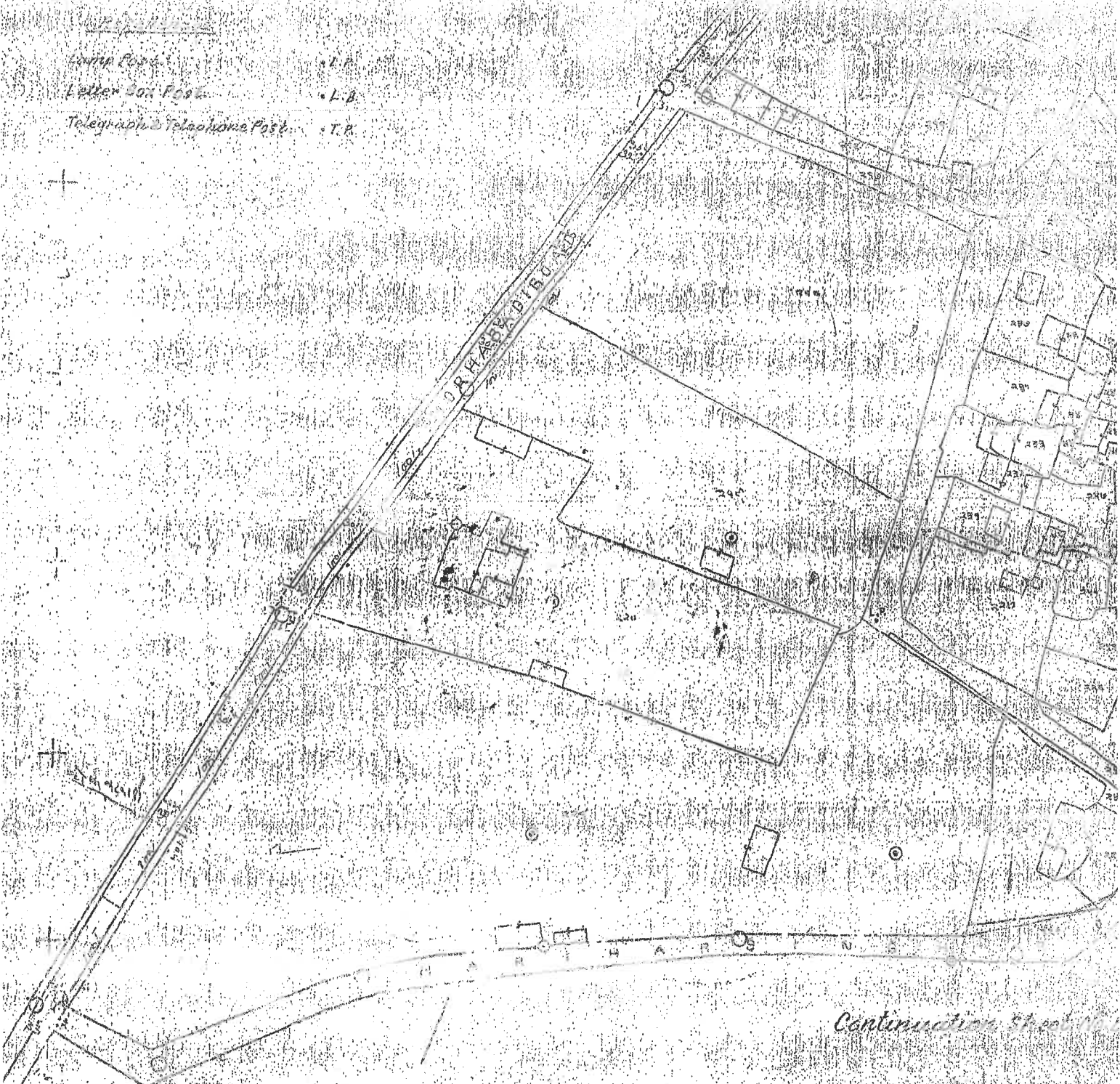
WARD No. 1

References

- Lamp Post . . . . . L.P.
- Letter Box Post . . . . . L.B.
- Telegraph & Telephone Post . . . . . T.P.



Camp Post • L.P.  
 Letter Box Post • L.B.  
 Telegraph & Telephone Post • T.P.



Continuation Sheet No. 5

Continuation Sheet No. 5



भारत सरकार  
GOVERNMENT OF INDIA



अजय कुमार भट्टाचार्य  
Ajay Kumar Bhattacharya  
जन्म वर्ष / Year of Birth : 1947  
पुरुष / Male



2169 5371 1007

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: के पी भट्टाचार्य, 259/2ए,  
साकेत नगर, नीयत भवानी शंकर धाम  
मंदि, हबीबगंज, हुजूर, मेमिपाल, ह. इ.  
हॉस्पिटल, मध्य प्रदेश, 462024

Address: S/O: K P Bhattacharya,  
259/2A, SAKET NAGAR, NEAR  
BHAWANI SHANKAR DHAM  
TEMPLE, HABIBGUNJ, Huzur,  
Bhopal, H.E. Hospital, Madhya  
Pradesh, 462024

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1800 180 1947

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Bengaluru-560 001



भारत सरकार  
GOVERNMENT OF INDIA



तपन कुमार भट्टाचार्य  
Tapan Kumar Bhattacharya  
जन्म तिथि / DOB : 22/08/1951  
पुरुष / MALE



5832 8628 9680

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O स्व. के.पी. भट्टाचार्य, हाउस  
नं.- ३७, रिलायन्स फ्रेश के सामने,  
टेगोर हिल रोड, मोराबादी, रांची,  
झारखण्ड, 834008

Address:

S/O Late K.P. Bhattacharya,  
HOUSE NO.- 37, OPPOSITE  
RELIANCE FRESH, TAGORE  
HILL ROAD, MORABADI,  
Ranchi, Jharkhand, 834008



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1800 300 1947

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Bengaluru-560 001



भारत सरकार

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प्रदीप भट्टाचार्य

Pradip Bhattacharya

जन्म वर्ष / Year of Birth 1954

पुरुष / Male



4368 9152 4365

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O के.पी. भट्टाचार्य, ओपोजिट  
रिलाइंस फेश, टैगोर हिल  
रोड, मोराबादी, राँची, झारखण्ड.  
834008

Address:

S/O K.P. Bhattacharya,  
OPPOSITE RELIANCE  
FRESH, TAGORE HILL  
ROAD, MORABADI,  
RANCHI, Jharkhand, 834008

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1800 180 1947

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भारत सरकार  
Unique Identification Authority of India  
Government of India

E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 2042/27002/20405

Kabita Banerjee (कविता बनर्जी)

W/O Nimai Chand Bandyopadhyay, 206, aradhana  
Apartment, North Office para, opposit loretto convent  
school, Doranda, Ranchi,  
Jharkhand - 834002

Date: 11/03/2014

आपका आधार क्रमांक/ Your Aadhaar No.:

9554 6016 3462



आधार-आम आदमी का अधिकार

1800 300 1947

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INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।
- Aadhaar is a proof of identity, not of citizenship.
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- This is electronically generated letter.

Validity unknown

Digitally signed by Pardeep Bhardwaj  
Date: 2014.03.11 09:51:13 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



कविता बनर्जी  
Kabita Banerjee  
जन्म तिथि/ DOB: 07/12/1948  
महिला / FEMALE



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
W/O निमाई चंद्र  
बंद्योपाध्याय, 206,  
आराधना अपार्टमेंट, नार्थ  
ऑफिस पारा, ओपपोसिट  
लॉरेटो कॉन्वेंट विद्यालय,  
डोरंडा, राँची,  
झारखण्ड - 834002

Address:  
W/O Nimai Chand Bandyopadhyay,  
206, aradhana Apartment, North  
Office para, opposit loretto convent  
school, Doranda, Ranchi,  
Jharkhand - 834002

9554 6016 3462

9554 6016 3462

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

GOVERNMENT OF INDIA

रंजीता सरकार

Ranjita Sarkar

जन्म तिथि/ DOB: 10/12/1975

सहिल्या / FEMALE



7083 6877 7788



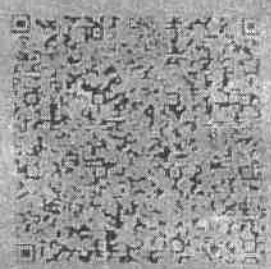
भारत सरकार  
GOVERNMENT OF INDIA



अमिता मेवर  
Amita Mewar

जन्म तिथि / DOB: 15/08/1968

महिना / FEMALE



5637 6638 3441

मेरा आधार, मेरी पहचान



GOVERNMENT OF INDIA

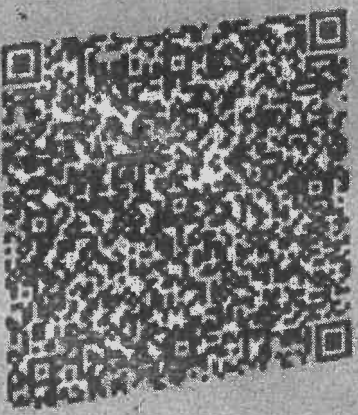


ममता प्रसाद

Mamta Prasad

जन्म तिथि/ DOB: 13/05/1983

महिला / FEMALE



8028 4277 9360

आधार-आम आदमी का अधिकार

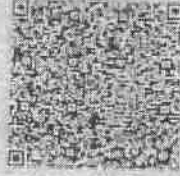


भारत सरकार  
GOVERNMENT OF INDIA



प्रीति अग्रवाल  
Priti Agarwal

जन्म वर्ष / Year of Birth - 1972  
पंशिला / Female



8753 7741 7234

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O: राजेंद्र अग्रवाल, 205,  
अमरावती अपार्टमेंट, सर्कुलर रोड,  
बी.आई.टी के बचक में, जालपुर, रांची  
वि.पि.ओ., रांची, रांची जी.पी.ओ.,  
झारखण्ड, 834001

Address: W/O: Rajendra Agarwal,  
205, amrawati Apartment,  
curcular road, beside B.I.T, Jalpur,  
Ranchi G.P.O., Ranchi, Ranchi  
G.P.O., Jharkhand, 834001



1847  
1800 180 1847



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Bengaluru-560 001



भारत सरकार  
GOVERNMENT OF INDIA



बिरेन्द्र प्रसाद गुप्ता  
Birendra Prasad Gupta  
जन्म तिथि/ DOB: 01/02/1972  
पुरुष / MALE



7580 6323 0209



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

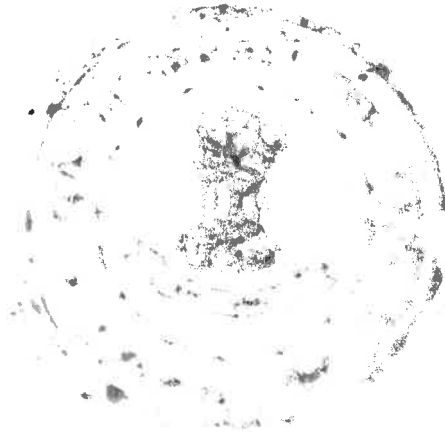
पता:

S/O: महेश प्रसाद, कुसुम  
विहार, रोड न 7/सी, आस्था,  
मोरहवादी, बरियातू, राँची,  
झारखण्ड - 834009

Address:

S/O: Mahesh Prasad, Kusum Vihar,  
Road No 7/c, Astha, Morhabadi,  
Bariatu, Ranchi,  
Jharkhand - 834009

7580 6323 0209





भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



नामांकन क्रमांक/Enrolment No.: 1071/23011/00727

Rajendra Agarwal (राजेंद्र अग्रवाल)

सूचना

S/O: Biseswar Lal Agarwal, 205 AMRAWATI  
APARTMENT, CIRCULAR ROAD, B.I.T BESIDE,  
LALPUR, Ranchi G.P.O., Ranchi,  
Jharkhand - 834001

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

Date: 13/01/2017

आपका आधार क्रमांक/ Your Aadhaar No.:

**6235 7056 6303**



मेरा आधार, मेरी पहचान

**INFORMATION**

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- To establish identity, authenticate online.
- This is electronically generated letter.

Signature valid

Digitally signed by RS LAKSHME  
IDENTIFICATION AUTHORITY OF INDIA 01  
Date: 2017.01.13 19:57:54 IST



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- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।
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- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
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राजेंद्र अग्रवाल  
Rajendra Agarwal  
जन्म तिथि/ DOB:  
01/10/1965  
पुरुष / MALE



पता:  
S/O: बिसेस्वर लाल  
अग्रवाल, 205 आमरावती  
अपार्टमेंट, सिकुलर रोड,  
बी.आई.टी बिसाइड,  
लालपुर, रांची जि.पि.ओ.,  
रांची,  
झारखण्ड - 834001

Address:  
S/O: Biseswar Lal Agarwal, 205  
AMRAWATI APARTMENT,  
CIRCULAR ROAD, B.I.T BESIDE,  
LALPUR, Ranchi G.P.O., Ranchi,  
Jharkhand - 834001

**6235 7056 6303**

मेरा आधार, मेरी पहचान

**6235 7056 6303**

MEERA AADHAAR, MERI PEHACHAN

पहचान

Mob:- 9334712879

C  
21/3

झारखण्ड सरकार

## Pre Registration Docket

Date :- 20-08-2019 11:50 am

Office Name :- SRO - Ranchi  
Token No:- 20190000065780

Appoinment :- 20-Aug-2019 Time:- 12:6

Article	Development Agreement
Pre Registration Date	16-Aug-2019
No. Of Pages	66
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,79,462.

Property Id: 171619

Valuation No. : 227654 / 2019	:- 2019-2020	User Id : 3448	Date : 20-August-2019 11:56:AM
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation :	Village/City : Morabadi	
Morabadi Word No 4 - Main Road			
Khata Number - 00			
Plot Number - 204			
Volume Number - 25			
Page Number - 30			
Holding Number - 0040005425000X4			
Valuation Rule : Commercial land			
Usage : Non Agri => Commercial Land => Commercial land			
Property Details			
1	Land area	9.91 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.91 x 695564=6893039.24	₹68,93,039/-
A	Total		₹68,93,039/-
<b>Note</b> : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹68,93,100/-
Total Amount in Words : Sixty Eight Lakhs Ninety Three Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: Sub Plot No. 10 and 12, West: Morabadi Road, South: Sub Plot No. 8, North: Land of Sri Krishna Mohan Bhattacharjee
--	--

Area	Land area : 9.91 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	6893039.24
Transaction Amount	-

CLAIMANT	<b>-Mrs. MS RAMP Infra Thro Partner Amita Mewar, Address - 168, Morabadi, New Area, PS-Bariatu, Ranchi- ,Father/Husband Name- Mukund Ray Maheta , PAN No.- ,Permission Case No.- , Aadhaar No. *****3441</b>
	<b>-Mrs. MS RAMP Infra Thro Partner Ranjita Sarkar, Address - 36, Tagore Hill Road, Morabadi, PS-Bariatu, Ranchi- ,Father/Husband Name- Bishwanath Mitra , PAN No.- ,Permission Case No.- , Aadhaar No. *****7788</b>
	<b>-Mrs. MS RAMP Infra Thro Partner Priti Agarwal, Address - 205, Amrawati Apartment, Circular road, Lalpur, Ranchi- ,Father/Husband Name- Purushotam Modi , PAN No.- ,Permission Case No.- , Aadhaar No. *****7234</b>
	<b>-Mrs. MS RAMP Infra Thro Partner Mamta Prasad, Address - Kusum Vihar, Road No. 7-C, Astha, Morabadi, Bariatu, Ranchi- ,Father/Husband Name- Rajkishore Sah , PAN No.- ,Permission Case No.- , Aadhaar No. *****9360</b>
EXECUTANTS	<b>-Mr. Ajay Kumar Bhattacharya, Address - 259/2A, Saket Nagar, Bhopal- ,Father/Husband Name- Late Kalipada Bhattacharya , PAN No.- ,Permission Case No.- , Aadhaar No. *****1007</b>
	<b>-Mrs. Kabita Banerjee, Address - Flat No. 206, Aradhana Apartment, North Office Para, PS-Doranda, Ranchi- ,Father/Husband Name- Late Kalipada Bhattacharya , PAN No.- ,Permission Case No.- , Aadhaar No. *****3462</b>
	<b>-Mr. Pradip Bhattacharya, Address - 37, Tagore Hill Road, Morabadi, PS-Bariatu, Ranchi- ,Father/Husband Name- Late Kalipada Bhattacharya , PAN No.- ,Permission Case No.- , Aadhaar No. *****4365</b>
	<b>-Mr. Tapan Kumar Bhattacharya, Address - 37, Tagore Hill Road, Morabadi, PS-Bariatu, Ranchi- ,Father/Husband Name- Late Kalipada Bhattacharya , PAN No.- ,Permission Case No.- , Aadhaar No. *****9680</b>

Witness Information	<b>Mr. Birendra Prasad Gupta , Address - Kusum Vihar, Road No. 7-C, Astha, Morabadi, Bariatu, Ranchi-, Father/Husband Name- Mahesh Prasad</b>
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Identifier Details	<b>Mr. Rajendra Agarwal , Address - 205, Amrawati Apartment, Circular road, Lalpur, Ranchi-, Father/Husband Name-late Bisheshwar Lal Agarwal</b>
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Property Id:171619
<b>Fee Rule:Development Agreement</b>

1	Stamp Duty	4
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1	SP	1,980
<b>Total</b>		<b>1,980</b>

Property Id:171619

**Fee Rule:Development Agreement**

1	PR	1
2	I fee	5,000
3	M(b) Fee	150
4	LL	3
5	A1	1,72,328
<b>Total</b>		<b>1,77,482</b>

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.

*P. Kumar*  
Adv

**Deed Writer / Advocate**

**Vendee / Claimant**

**Vendor / Executant**

<i>Ranjita Sarkar</i>	<i>Jagan Kumar Bhattacharyya</i>
<i>Anita Choudhary</i>	<i>Kabita Banerjee</i>
<i>Mamta Rana</i>	<i>Bhattacharya</i>
<i>Prithi Agnewal</i>	



सर्वसुलभ संपत्ति

Date :-22-Aug-2019

## Document Registration Summary 1

- Government/Market Value: ₹6893100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 192038

Receipt Date : 22-08-2019

Presenter Name: -

PR	₹1
SP	₹1980
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹172328
Stamp Duty	₹100

On Date 22-08-2019 Presented at SRO - Ranchi

Signature of Presenter

*Shattacharya*

SRO - Ranchi

**Total** ₹179562

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	E-STAMP	AJAY BHATTACHARYA AND OTHERS	Certificate Number : IN- JH19780037499854R	100
PR	1	1	0	GRAS	PritiAgarwal	GRN Number : 1901928219 DEPT Transaction Id : 14028cc741eaff10ea9 Transaction Type :	1

SP	1980	1980	0	GRAS	PritiAgarwal	GRN Number : 1901928219 DEPT Transaction Id : 14028cc741eafff10ea9 Transaction Type :	1980
I fee	5000	5000	0	GRAS	PritiAgarwal	GRN Number : 1901928219 DEPT Transaction Id : 14028cc741eafff10ea9 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	PritiAgarwal	GRN Number : 1901928219 DEPT Transaction Id : 14028cc741eafff10ea9 Transaction Type :	150
A1	172328	172328	0	GRAS	PritiAgarwal	GRN Number : 1901928219 DEPT Transaction Id : 14028cc741eafff10ea9 Transaction Type :	172328
LL	3	3	0	GRAS	PritiAgarwal	GRN Number : 1901928219 DEPT Transaction Id : 14028cc741eafff10ea9 Transaction Type :	3
Sub Total	179466	179562	-96-				

**Article : Development Agreement Number of Pages : 132**

*MJC*  
Signature of Operator

*[Signature]*  
Signature of Head Clerk

*[Signature]*  
Signature of Registering Officer





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

**Deed Endorsement**Token No :- **20190000065780**

<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	132
<b>Fee Details</b>	<b>Stamp Duty</b> :- Rs. 4, <b>PR</b> :- Rs. 1, <b>SP</b> :- Rs. 1980, <b>I fee</b> :- Rs. 5000, <b>M(b) Fee</b> :- Rs. 150, <b>A1</b> :- Rs. 172328, <b>LL</b> :- Rs. 3,
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value</b> :- Rs.6893039/-, <b>Transaction Amount</b> :- Rs.0/-
<b>Property Details</b>	<b>District</b> :- Ranchi, <b>Tehsil</b> :- Baragai, <b>Village Name</b> :- Morabadi <b>Location</b> :- Main Road, Morabadi Word No 4 <b>Property Boundaries</b> :- East: Sub Plot No. 10 and 12, West: Morabadi Road, South: Sub Plot No. 8, North: Land of Sri Krishna Mohan Bhattacharjee <b>Khata Number</b> - 00 <b>Plot Number</b> - 204 <b>Volume Number</b> - 25 <b>Page Number</b> - 30 <b>Holding Number</b> - 0040005425000X4 <b>Area Of Land</b> :- 9.91 Decimal







Sh./Smt. **Ajay Kumar Bhattacharya** s/o/d/o/w/o **Late Kalipada Bhattacharya** has presented the document for registration in this office today dated :- **22-Aug-2019** Day :- **Thursday** Time :- **11:46:39 AM**













Ajay Kumar  
Bhattacharya(Individual)

Party Name	Document Type	Document Number
Ajay Kumar Bhattacharya	PAN/UID	216953711007



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>Tapan Kumar Bhattacharya</b> Address1 - 37, Tagore Hill Road, Morabadi, PS-Bariatu, Ranchi, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Tapan Kumar Bhattacharya Address:- HOUSE NO.- 37, OPPOSITE RELIANCE FRESH, , TAGORE HILL ROAD, MORABADI, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:68			<i>Tapan Kumar Bhattacharya</i>
2	<b>Pradip Bhattacharya</b> Address1 - 37, Tagore Hill Road, Morabadi, PS-Bariatu, Ranchi, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Pradip Bhattacharya Address:- , OPPOSITE RELIANCE FRESH, , TAGORE HILL ROAD,MORABADI, RANCHI, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:64			<i>Pradip Bhattacharya</i>
3	<b>Ajay Kumar Bhattacharya</b> Address1 - 259/2A, Saket Nagar, Bhopal, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Ajay Kumar Bhattacharya Address:- 259/2A, NEAR BHAWANI SHANKAR DHAM TEMPLE, SAKET NAGAR, HABIBGUNJ, Huzur, , Bhopal, 462024, , Madhya Pradesh, India		EXECUTANTS Age:72			<i>Ajay Kumar Bhattacharya</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	<b>Kabita Banerjee</b> <b>Address1 -</b> Flat No. 206, Aradhana Apartment, North Office Para, PS- Doranda, Ranchi, <b>Address2 -</b> , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Kabita Banerjee <b>Address:-</b> 206, aradhana Apartment, opposit loreto convent school, North Office para, , Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:71			<i>Kabita Banerjee</i>
5	<b>MS RAMP Infra Thro Partner Ranjita Sarkar</b> <b>Address1 -</b> 36, Tagore Hill Road, Morabadi, PS-Bariatu, Ranchi, <b>Address2 -</b> , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Ranjita Sarkar <b>Address:-</b> 36, bank of indja, tagore hill road, morabadi, Morabadi, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:44			<i>Ranjita Sarkar</i>
6	<b>MS RAMP Infra Thro Partner Amita Mewar</b> <b>Address1 -</b> 168, Morabadi, New Area, PS-Bariatu, Ranchi, <b>Address2 -</b> , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Amita Mewar <b>Address:-</b> 17/2, Behind Sai Tower, New Area Morabadi, Morabadi Ranchi, Morabadi, , Ranchi, 834008, , Jharkhand, India		CLAIMANT Age:48			<i>Amita Mewar</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	<b>MS RAMP Infra Thro Partner Mamta Prasad</b> <b>Address1 -</b> Kusum Vihar, Road No. 7-C, Astha, Morabadi, Bariatu, Ranchi, <b>Address2 -</b> , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	<b>Mamta Prasad</b> <b>Address:-</b> Kusum Vihar, Astha, Road No 7/c, Morhabadi, Bariatu, , Ranchi, 834009, , Jharkhand, India		CLAIMANT Age:39			<i>Mamta Prasad</i>
8	<b>MS RAMP Infra Thro Partner Priti Agarwal</b> <b>Address1 -</b> 205, Amrawati Apartment, Circular road, Lalpur, Ranchi, <b>Address2 -</b> , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	<b>Priti Agarwal</b> <b>Address:-</b> 205 , amrawati Apartment, beside B.I.T, curcular road, lalpur, Ranchi G.P.O. , , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:47			<i>Priti Agarwal</i>

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>Rajendra Agarwal</b> <b>S/o-D/olate Bisheshwar Lal Agarwal</b> <b>Address1 -</b> 205, Amrawati Apartment, Circular road, Lalpur, Ranchi, <b>Address2 -</b> , , Jharkhand <b>PAN No.:</b>			<i>Rajendra Agarwal</i>

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>Birendra Prasad Gupta</b>                      Address1 - Kusum Vihar, Road No. 7-C, Astha, Morabadi, Bariatu, Ranchi,                      Address2 -                      , , , Jharkhand</p>			<i>Birendra Prasad Gupta</i>

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **Kabita Banerjee , Tapan Kumar Bhattacharya , Pradip Bhattacharya , Ajay Kumar Bhattacharya**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Rajendra Agarwal**) Son/Daughter/Wife of (**late Bisheshwar Lal Agarwal**) resident of (**205, Amrawati Apartment, Circular road, Lalpur, Ranchi**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 22-Aug-2019

Seal and Signature of Registering Officer



Token No.: 20190000065780

## CERTIFICATE

### Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **22-Aug-2019** by **Ajay Kumar Bhattacharya, S/O, D/O, W/O Late Kalipada Bhattacharya** resident of 259/2A, Saket Nagar, Bhopal ,.

This deed was registered as Document No:- **2019/RAN/6743/BK1/5982** in Book No :- **BK1**, Volume No :- 753 from Page No :- 377 to 508 at, office of **SRO - Ranchi**

Date:- **22-Aug-2019**

  
Registering Officer





VILLAGE - MORHABADI

TANDA NO - 192

P.S. BARIATU, DIST. RAJSHI

R.S. PLOT NO - 204

SUB PLOT NO - 7

SHOWN IN RED WITH

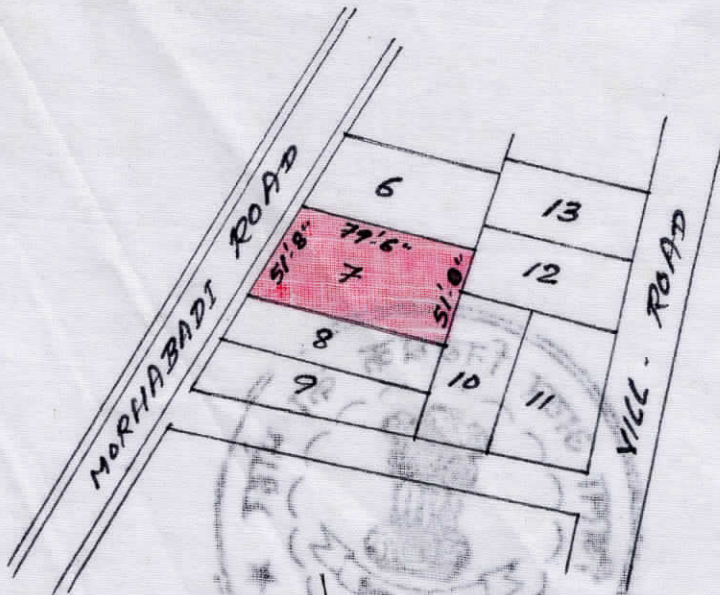
AREA

K - CH

6 - 00

OR

9.91 DECIMAL



J. Bhattacharyya

Jagan Kumar Bhattacharyya

Kabita Banerjee

Bhattacharyya

C. Chatterjee