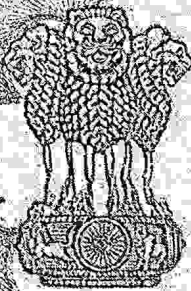


3626

3335

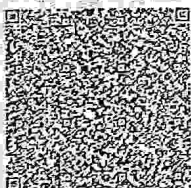


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH27171019305008S
Certificate Issued Date	: 28-Feb-2020 01:35:PM
Account Reference	: NONACC (SV)/ JH9000104/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJH900010439859619935506S
Purchased by	: MRS PRATIBHA TRIPATHI
Description of Document	: Article 5 Agreement or memorandum of an Agreement
Property Description	: DEVELOPMENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MRS PRATIBHA TRIPATHI
Second Party	: NIRMAN CONSTRUCTIONS
Stamp Duty Paid By	: NIRMAN CONSTRUCTIONS
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line

- २८ फेब्रुवारी २०२०
 - २८ फेब्रुवारी २०२० को प्राप्त
 प्राप्त को प्राइवट ही कारपोरेशन नामक संस्था
 ५०० रु का अनुसूचित १०१ रु का
 १. वहीन वधावन न्याय्य माहल का न्याय रूप
 २. ५०० रु का न्याय्य मूल्य का/दस्तावेज
 ०२/०७/२०२०
 ०१/०७/२०२०

Pratibha Tripathi
 NIRMAN CONSTRUCTIONS
 Amit Kumar
 Proprietor
 28/2/2020

SR 0007592009

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilestamp.com. Any discrepancy in the details in 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.
3. In case of any discrepancy please inform the Competent Authority.

सम्पत्ति का मूल्य

:: 2 ::

₹ 410,200/-

स्ताम्ब... SW/

रूपध

01/3/20
वस्ता
V. Kam

घरम बरिष्का पंजी से मिलान किया

अमीन का दर/डी.

6482.79/

कच्चा मकान का दर/वर्ग फीट

पक्का मकान का दर/वर्ग फीट

फ्लैट का दर/वर्ग फीट

01/3/20



Little	Ring	Middle	Index	Thumb

Caste
Brahmin
2/3/20

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at Ranchi on this the 02 day of March 2020 (Two Thousand Twenty).

BETWEEN

Mrs. PRATIBHA TRIPATHI (UID No. 4241 0609 3332, PAN : ARIPT0530D, Mobile No. 9431091998) W/o Sri Batuk Nath Tripathi, D/o Late Nand Kishore Pandey, by Faith-Hindu, by Caste-Brahmin, by Occupation-Housewife, resident of Dumraon, P.S.-Dumraon, District-Bhojpur in the State of Bihar, at present residing at Bariatu, P.S.-Bariatu, District-Ranchi, Jharkhand hereinafter referred to as LANDOWNER/ First Party (which term or expression unless excluded by or repugnant to the subject or context shall mean and include her legal heirs, successors, inheritors, representative, executor administrators and assigns) of the ONE PART.

Pratibha Tripathi
2/3/20

मूल्य न बना को
मे पंजी है
2/3/20

मूल पशुपालन की भूमि जोराला एवं खाशमहरा की भूमि पंजी में वर्णित करत इन सब 01/3/20

NIRMAN CONSTRUCTIONS




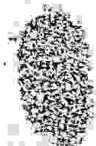

Amit Kumar
Proprietor

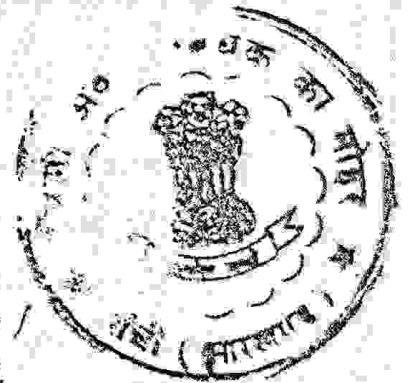
खाता... 864

CS

Pratibha Tripathi
01/07/2020



				
Little	Ring	Middle	Index	Thumb



02/03/2020

01/07/2020

Pratibha Tripathi

late N. K. Pandey

Baniatu Pandey

H-wife

02/03/2020

01/07/2020

:: 3 ::

AND

M/s. NIRMAN CONSTRUCTIONS, a proprietorship firm, having its office at opposite J.S.E.B, Guest House, Namkum Road, Kusai, P.O. & P.S. Doranda, District Ranchi-834002, through its proprietor Mr. AMIT KUMAR (UID No. 5071 2144 8628, Mobile No. 9470360396), son of Late Kamta Prasad Singh, grand father's name- Late Somar Singh, by Faith - Hindu, by Caste-Kshetriya, by Occupation - Business, resident of Shanti Sadan, opposite J.S.E.B. Guest House, Namkum Road, Kusai, P.O. & P.S.-Doranda, District Ranchi-834002, hereinafter called and referred to as the "DEVELOPER" (which term or expression unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns) of the OTHER PART.

WHEREAS the First party/ Land owner is the absolute owner of the land measuring an area of 10 Kathas being Revisional Survey Plot No.-864, marked as Sub Plot No. 864/52, Khata No.-34, Thana No. 193, Holding No.-0080006360000Z0, Old Ward No. 08, New Ward No. 09 of Ranchi Municipal Corporation, situated at Village-Bariatu, P.S.-Bariatu, within Town and District of Ranchi in the State of Jharkhand, more fully described in Schedule-A hereunder and shown in Red wash in the map attached herewith forming part of this agreement.

WHEREAS R.S. Plot No. 864 of Khata No. 34 situated at Village Bariatu, Thana No. 193, Ranchi District Ranchi was recorded in the Revisional Survey in the name of Rani Harshamukhi Dasi as the executrix to the Estate of Raja Manindra Chandra Sinha,

AND WHEREAS Rani Harshamukhi Dasi handed over the charge of the entire estate including the properties of Bariatu Ranchi to Kumar Bimal Chandra Sinha, Kumar Amaresh Chandra Sinha and Kumar Brindaban

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

Rani Harshamukhi Dasi

Chandra Sinha the sons of Raja Manindra Chandra Sinha when they become major and put them in possession of the same:

AND WHEREAS Kumar Bimal Chandra Sinha died on 17th April, 1961 leaving behind his only son and legatee Sri Atish Chandra Sinha and Sri Atish Chandra Sinha took probate of the Will of his father from the Calcutta High Court being Probate Case No. 207 of 1961.

AND WHEREAS Kumar Amaresh Chandra Sinha died on 16th Nov. 1953 leaving behind his only son and legatee Kumar Adhish Chandra Sinha who was minor then.

AND WHEREAS Rani Amiya Bala Sinha, the mother of Kumar Amaresh Chandra Sinha and Shrimati Abha Sinha, the widow of Late Kumar Amaresh Chandra Sinha obtained probate as executrices of the Will left by the Late Kumar Amaresh Chandra Sinha from the Calcutta High Court being Probate Case No. 145 of 1954.

AND WHEREAS by a Deed of Declaration and Release, the said Executrices have on the 26th day of May, 1964. relinquished their executrix ship and handed over the charge of the estate in their administration to Sri Adhish Chandra Sinha, the son and legatee in the will of Late Kumar Amaresh Chandra Sinha.

AND WHEREAS Kumar Brindaban Chandra Sinha died on the 6th February, 1966 leaving behind his only son and legatee Sri Bikash Chandra Sinha.

AND WHEREAS Sri Bikash Chandra Sinha, who was appointed executor of the estate in the Will, obtained Probate of the Will of his father as Executor from the Calcutta High Court being Probate Case No. 134 of 1966;

Probate Case No. 134 of 1966

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

AND WHEREAS Sri Atish Chandra Sinha, Adhish Chandra Sinha and Bikash Chandra Sinha were the exclusive owners and in exclusive possession of R.S. Plot No. 364, Khata No. 34 situated at Village Bariatu, P.S. Ranchi, Dist.-Ranchi along with other plots;

AND WHEREAS, the said Atish Chnadra Sinha, Adhish Chnadra Sinha and Bikash Chandra Sinha sold a portion of 10 (Ten) Kathas of land out of R.S. Plot No. 864, marked as Sub Plot No. 864/52, under Khata No. 34 of situated at Village Bariatu, P.S. Ranchi now Bariatu, Thana No. 193, District Ranchi to Smt. Kamla Devi by virtue of a registered deed of sale being Deed No. 7215 dated 17.08.1982 of the office of Calcutta and put him in possession over the same;

AND WHEREAS the said Smt. Kamla Devi sold her 10 (Ten) Kathas of land out of R.S. Plot No. 864, marked as Sub Plot No. 864/52, under Khata No. 34 of situated at Village Bariatu, P.S. Ranchi now Bariatu, Thana No. 193, District Ranchi to Smt. Pratibha Tripathi/First Party by virtue of a registered deed of sale being Deed No. 8633 dated 09.10.1982 vide Book No. 1, Volume No. 17, running from page No. 409 to 417 for the year 1982 of the office of DSR, Ranchi and put him in possession over the same;

AND WHEREAS after purchase of the schedule land the First Party got her name mutated in the office of Town Anchal Ranchi vide Mutation Case No. 1141 R27/2018-19 and paying rent to the State.

AND WHEREAS the landowner is in exclusive possession with absolute right, title, interest and possession over her land and the same is free from all encumbrances, debts, liens, charges or attachment and in marketable condition and she has in herself good right, full power and absolute authority having perfect title to transfer the whole or part of Schedule 'A' property.

Pratibha Tripathi
2/2/2020

NIRMAN CONSTRUCTIONS

Amit Kumar

Proprietor

AND WHEREAS the landowner has decided to get a multistoried residential complex develop and constructed over Schedule-A land along with common facilities and amenities and to acquire a part of built up area, in the same as subsequently mentioned as absolute owner in lieu of and final value of Schedule-A property.

AND WHEREAS landowner has decided for development of the area of Schedule-A land.

AND WHEREAS the Landowner/ First party is unable to develop the same herself and as such has negotiated with the developer and the developer is ready to develop the Schedule-A land by constructing a residential buildings per the provision of RMC, Ranchi comprising of ground floor and four upper floors or as per the plan to be sanctioned by the authority/R.M.C. Ranchi, according to modern test and architecture.

AND WHEREAS the developer has agreed to give the landowner an area of 43.5% (Forty three point five percent) super built up area (constructed area) out of the total F.A.R (Floor Area Ratio) achieve in the residential area against her land along with 43.5% (Forty three point five percent) car parking space along with proportionate share in the roof right over the proposed building with common facilities and the landowner has not to pay anything in regard to the construction etc. of the Multistoried complex and the Developer will meet all expenses toward this project.

AND WHEREAS the DEVELOPER shall have such right to deal with 56.5% (Fifty six point five percent) area out of the total F.A.R. (Floor Area Ratio) achieved against the Schedule-A land in residential along with 56.5% (Fifty six point five percent) car parking space along with proportionate share of Schedule-A land and appropriate the entire sale proceeds of its own share in full and final satisfaction of the expenses met against its cost and profit for constructing of multistoried building complex for which the landowner shall be bound to sign all conveyance

Proprietor Tripathi
Akhoro

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

in favour of the nominee or nominees of the DEVELOPER either personally or through his power of attorney holder and the DEVELOPER shall sign as confirming party to such conveyance.

AND WHEREAS the landowner considering the offer and estimate as fair and reasonable according to prevailing market position have agreed to authorize and give permission for the development of schedule-A land for constructing multistoried building complex as per the plan to be sanctioned by the authority concerned. The developer shall construct the entire building over the said property at its own cost and expenses and in lieu of the Schedule-A landed property, the Developer shall allot 43.5% (Forty three point five percent) super built up area out of total super built up area called as Owners allocation mentioned in Schedule-B of this deed. The Developer also agreed to construct a guard room on ground floor with latrine, toilet (with commode), wash basin and cooking place for care taker cum watchman of residential complex as per the plan to be sanctioned by the Authority.

AND WHEREAS for making Development of Schedule-A land the LANDOWNER and the DEVELOPER have mutually agreed to enter into this agreement.

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed by and the LANDOWNER and DEVELOPER hereto as follows :-

ARTICLE - I (Definition):

1. FOR THE PURPOSE OF THIS DEVELOPMENT AGREEMENT:

- (a) Act means the Real Estate (Regulation and development Act, 2016.
- (b) "Appropriate Government" means the State Government.

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

Pratibha Tripathi
2/1/2020

- (c) Rules means the Jharkhand State Real Estate Regulation and Development (General) rules 2017.
 - (d) Regulation means the regulation made under the Real Estate (Regulation and Development) Act, 2015.
 - (e) Sanction means the sanctioning the Act.
2. "LANDOWNER" shall mean the Landowner/ First Party above named along with her power of attorney holder and her successor-in-interest, legal heir, representative, executors, administrators and assigns.
 3. DEVELOPER shall mean the Developer/ Second party through its partners and their successor-in-interest, legal heir, representative, executors, administrators and assigns.
 4. LAND PROPERTY shall mean all that piece and parcel of land more particularly described in Schedule-A of this deed.
 5. BUILDING shall mean and include the residential multistoried building called "PRATIBHA ENCLAVE" to be constructed on landed property more fully described, in Schedule-A hereunder in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation.
 6. (a). FLAT shall mean a covered space consisting of bed rooms, living room, Balcony/Varandah. etc., more particularly described in appended with common area.
(b). PARKING SPACE shall mean any place in covered area or open area reserved for parking of medium size car as per plan to be sanctioned at ground floor.

Pratibha Enclave
Ranchi

NIRMAN CONSTRUCTIONS
Amit Kumar
Proprietor

7. COMMON FACILITIES - Common facilities and amenities shall include corridors, stair ways, passage ways, drive way, guard room, drive ways, common lavatories, pump room, tube-wells, over head tand, water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for establishment, location, enjoyments, provisions, maintenance and/or management of the building including the roof and terrace of the building, more particularly described in Schedule-D.
8. SALEABLE SPACE shall mean and include the space in the multistoried building complex available for independent use and occupation by the Co-owner(s) after making due provisions for common facilities and the space required thereof.
9. LAND OWNERS ALLOCATION shall mean be the constructed 43.5% (Forty three point five Percent) of residential area out of the total constructed area along with parking space and common facilities and amenities in the proposed multistoried building complex as mentioned in Schedule-B of this agreement.
10. DEVELOPER'S ALLOCATION shall mean 56.5% (Fifty six point five Percent) of residential area out of the total constructed area along with parking space for residential area along with proportionate share in Schedule-A land. The roof right of the said building shall be vested in the share of the Developer and the landowner proportionately.
11. "PLAN"- shall mean the plan for construction of the proposed multistoried building complex to be sanctioned by the authority/ RMC.

Prashant Tripathi
2/2/2020

NIRMAN CONSTRUCTIONS
Amit Kumar
- Proprietor

12. "PROJECT" - shall mean the work of development, undertaken to be done by the DEVELOPER in pursuance hereof till the development of the premises be completed and possession of the units is taken over by the unit owners.
13. "PROPOSED MULTISTORIED BUILDING COMPLEX"- shall mean the building proposed to be constructed, at the said premises in accordance with the plan to be sanctioned by the RMC, Ranchi.
14. "PROPORTIONATE"- with all its cognate variations shall mean such ratio the covered area of any unit(s) is in relation to the covered area of all the unit(s) in the proposed building complex.
15. "SUPER BUILT UP AREA" - shall mean the entire covered area to be sanctioned by the corporation and include the plinth area of units, including the plinth area of the bathrooms and balconies and open terrace, in any appurtenant thereto and also the thickness of the wall (external and internal and pillars) and the area of the common portion such as common passages, generator room, water tanks, safety tanks, lift head room, stair head room, boundary wall, common toilet, pump room etc. the calculation of the super built-up area shall be given by the Architect.
16. "UNIT/FLAT" - shall mean any flat or other covered area in the proposed multistoried building complex which is capable of being exclusively owned, used and/or enjoyed by any Unit Owner which is not the common portions.
17. "UNIT/FLAT OWNER" - shall mean any person who acquires, holds and/or owns and/or agrees to acquire, hold and/or own any unit in the proposed multistoried building and shall include the

Prashant Tripathi
2/2/2020

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

LAND OWNER and the DEVELOPER for the units hold by them from time to time.

18. "TRANSFER" - with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building complex to purchaser thereof and to Landowner, although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactment's.
19. "FORCE MAJEURE" - shall described Flood, Earthquake, riot, war, storm, tempest, civil commotion, strike, lock out and/or other act or commission beyond the control of the Developer (this period will not calculate in completion period).
20. "TRANSFeree" - shall include any natural or Juristic Person like Company, Association, or persons competent to enter into contract and to whom any space in the building has been transferred.
21. Words importing singular shall include plural and vice versa.
22. Words importing masculine gender shall include feminine and neuter genders, like wise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.
23. COMMON EXPENSES shall mean and include a proportionate share of the cost charges and expenses for working, maintenance, upkeep, repairs, proportionate share of Municipal and property tax and other taxes and levies and related to or connected with the said

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

Pratibha Tripathi
26/10/20

building and land property more particularly described in Schedule-E.

ARTICLE-II COMMENCEMENT OF THE PRESENT AGREEMENT

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

ARTICLE III - CONTINUATION AND COMPLETION PERIOD

That the building shall be completed within period of 36 (Thirty Six) months from the date of sanction of building plan of the proposed building. It has been agreed between the parties that there will be a grace period of 12 (twelve) months subject to payment of Rs. 30,000/- per month payable only after agreed completion period. The Developer shall construct the proposed building with all facilities, amenities, handing over to the LAND OWNER, described in Schedule-B, as required to complete deal failing which the land owner shall be at liberty to take possession of that unfinished work and get it constructed by herself or through any other development. At any percentage as may be fixed mutually in which the other party has/have no objection and cannot be entitled to put any objection in construction and if they put the same will be illegal in the court of law, revenue court or any other authority and will be overruled.

ARTICLE - IV GRACE PERIOD

Fixed period of 36 (Thirty six) months with grace period of 12 (twelve) months (that period shall be calculated from the date of sanction Plan by RMC/RERA, Ranchi of the proposed building) if circumstance so require at that time.

NIRMAN CONSTRUCTIONS

Amit Kumar

Proprietor

Prakash Chandra Singh
2/2/2020

ARTICLE - V NAME OF APARTMENT

Name of the apartment proposed to be constructed shall be "PRATIBHA ENCLAVE" and the said name shall be prominently displayed at the site and on the proposed residential building. The proposed Apartment shall consist of Ground floor and four upper floors or as per the plan to be sanctioned by the R.M.C., Ranchi, however the sanctioned plan will have overriding effect.

ARTICLE - VI THE SCHEME

The scheme as formulated by the Developer and agreed by the landowner, provides as follows:-

1. The DEVELOPER will invite and select purchaser(s) agreeing to acquire on an ownership basis flat / flats in the building proposed to be constructed over the Schedule 'A' land. The DEVELOPER would construct flats along with other common amenities and common facilities pertaining to the same with regards to the Developer's allocation.
2. The agreement for sale will be prepared, inspected and approved by the DEVELOPER wherein the landowner shall join as a confirming party (if required). It shall be obligatory for the landowner to enter into such agreement with intending purchaser who is nominee of the DEVELOPER.
3. That the developer shall get the building plan prepared for the proposed building by the architect by achieving maximum allowable F.A.R. and shall get the plan sanctioned from the R.M.C, Ranchi after taking into confidence, the landowner, The

Pratibha Enclave
Ranchi

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

Landowner shall execute all necessary documents for the filing of building plan application to the sanctioning authority.

4. That after handing over of possession of the flat to the LANDOWNER, the latter agree to pay the proportionate share of common expenses of all taxes, outgoing and other charges, hereunder written from and after the date of said flat becomes ready for occupation till the DEVELOPER hands over possession and management of the common parts to flat owners or association to be formed for the purpose.

ARTICLE – VII DEVELOPER'S RIGHT

1. The landowner hereby grant subject to what has been hereinafter provided the exclusive right to the DEVELOPER to build, construct, erect and complete the said building and to commercially dispose off the Developer's share by entering into agreement for sale and/or transfer and/or construction in accordance with the plan to be sanctioned by Ranchi Municipal Corporation.
2. The DEVELOPER shall be at liberty to sell in any rate of his allotted portion i.e. 56.5% (Fifty six point five percent) in residential flat along with parking space with proportionate right of Schedule-A land.
3. The Developer shall be entitled to advertise in its own name about the said development of the land property and proposed sale of flats in the buildings be constructed and to put up Advertisement board on the LANDED PROPERTY, remove the debris and rubbish and dispose of the same on its own account.

*Pradip Tripathi
2/8/20*

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

4. The developer shall be entitled to enter into any agreement with any building contractor, architecture and appoint agent or to assign the benefit of this contract for purpose of development of landed property in its own names, costs, risk and expenses.
5. That the parties have agreed to distribute their share floor wise. That the exact measured area in excess or below the 43.5% area agreed to be given to the Landowner/First party by the Developer, the same shall be chargeable/ refundable as the case may be at the rate to be mutually agreed between the parties.

ARTICLE - VIII MISCELLANEOUS

1. That the landowner and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein, shall be deemed to construe as partnership between the DEVELOPER & the Landowner as a joint venture between the parties hereto in any manner or shall the parties hereto constitute as an association of persons.
2. That the land owner agrees and undertakes that she shall execute / register Development Agreement according to the Jharkhand Apartment (Flat) ownership Act, 2011 and Rules, there is further no need of power of attorney in favour of Developer and/or its Nominee (s) so that no hindrance or obstruction is caused to the Developer in carrying out and discharge its obligation under this present and thereby giving the developer right and authority over due share to develop the property and to do all such acts and/or things that may be necessary for development/planning constructing of the building and sale of the Developer's Allocation Areas. The DEVELOPERS as well as LAND OWNER will

Shashilata Tripathi
28/18/23

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

execute Registered Sale Deed in favour of the prospective Buyer(s) in respect of their own allocation area, however it is made clear that for the filing the building plan application the Landowner shall execute and deliver all the necessary documents so that building can be sanctioned within reasonable time.

3. It is understood that from time to time to facilitate the construction of the building by the DEVELOPER and transfer of flats, various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the landowner and various applications and other documents may be required to be signed or made by the landowner relating to which specific provisions may not have been mentioned herein, The landowner hereby undertake to do all such acts deeds matters and things that may be reasonably required to be done in the matter and the landowner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the landowner and/or go against the spirit of this agreement.
4. The provision of the Jharkhand apartment (Flat) Ownership Act, 2011 shall be applicable to the construction and other provisions of the said Act.
5. That only court of Ranchi shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.
6. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available deemed to have been served on the Landowner if delivered by hand and duly

Pratibha Tripathi
2/2/2020

NIRMAN CONSTRUCTIONS
Amit Kumar
Proprietor

acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by prepaid registered post to the Registered Office of the DEVELOPER.

7. LAND OWNER TO BE INDEMNIFIED-That nothing withstanding anything contained in these present, the DEVELOPER shall indemnify and keep indemnified the LAND OWNER against and from all causes, claims, damages that may be made, incurred or suffered by the LAND OWNER, due to construction of the building over said property and for any breach of any contract by the DEVELOPER or for violation of any permission rules, regulations or by-laws or arising out of any accident or otherwise.
8. Nothing in these present shall be construed as a demise or assignment or conveyance in law by the Landowner of the Landed property or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in to commercially exploit the same in terms thereof provided, however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions without creating any financial liability of the Landowner or affecting her share and interest in the LANDED PROPERTY and building and it being expressly agreed and understood that in no event the Landowner shall be responsible and / or made liable for payment in regard of construction/ any dues of such bank or banks, or institutions from which the developer took loan and for that purpose Developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses if arises, due to construction or development work.

Pratiksha Timpate
2/2/2020

NIRMAN CONSTRUCTIONS

Amit Kumar

Proprietor

9. That as and from the date of completion of the building, the DEVELOPER and/or its transferees and the Landowner and/or her transferees shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.
10. There is no existing agreement regarding the development or sale of the said land and that all other arrangements, if any, prior to this agreement, if any, shall be deemed to have been cancelled and are being suspended by this agreement. The Landowner assure and guarantees that the Landowner's landed Property is free from any encumbrance, attachment, charge, claim or demand whatsoever by or from anyone whosoever and that she has absolute authority, perfect right and Indefeasible title to enter into this Development Agreement with the Developer and the Landowner shall not only compensate all and whatsoever loss or damage that may be suffered by the Developer because of any defect and/or deficiency on Landowner's title and/or possession of the Landed Property but shall also be penally liable for causing wrongful loss to the Developer and wrongful gain to herself by misrepresentation.
11. That the LAND OWNER share of the flat is 43.5% of proposed building and 56.5% of proposed building as Developers Share and car parking: space divided proportionately as per their respective share. The Flat purchaser will pay the applicable taxes.
12. That the Developer will not construct and install or get installed any tower or commercial sign board on the roof of the building.
13. That it is clearly agreed between the parties that in the sale deed executed by the Landowner in favour of the DEVELOPER or to his nominee/nominees, all the consideration amount for the flat/flats shall be, actually paid to DEVELOPER.

Pratibha Tripathi
2/2/2020

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

14. It shall be obligatory on the part of the Landowner to become member of the FLAT/OWNERS association or society formed by the members staying In the said building and the association of the flat owner will repair and maintain the property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property and the building, shall be payable by all the flat OWNER. The flat OWNER'S Association shall be the apex body relating to interest of all the flat OWNERS and shall work for the peaceful living of the members. The Landowner /First party will be liable to pay her charges against maintenance of building.
15. The Landowner / First party shall from the date of taking her share, maintain the said flats at her own cost in a good and habitable condition and shall not do or cause to do any thing in or to the said building or part thereof which may be against the by laws of local authority or any of the statutory bodies which may cause hardship to other co-occupants, alter or make additions in or about the said building / flat or part thereof.
16. The building shall be completed within 36 months from the date of sanctioned of plan for the construction of building and authorized grace clause above and the developer shall hand over landowner's share to the landowner.
17. That the Municipal taxes, land revenue and electricity etc. will be borne by the DEVELOPER from the date of sanction of building plan till the share of landowner is handed over.
18. That it is the express intention of the owner and the developer that by executing this agreement for the development of the land of the Owner by the Developer, the owner is not transferring the ownership of the property or any part thereof to the Developer but

Realising Tripathi
2/12/20

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

is only licensing/ authorizing the developer for the purpose of Development of the property, after completion of the building the parties to the agreement shall be the owner of their respective shares. After completion of the building the parties to this agreement shall be absolute owner of their respective shares.

ARTICLE - IX LEGAL PROCEDURES

1. That it is hereby expressly agreed by and between the parties hereto that during the execution of work (i.e. erection of the building), it will be the responsibility of the Landowner and the DEVELOPER jointly to defend all actions and proceedings in respect of the title of the aforesaid land property, if circumstances require for same.
2. That the Landowner is herewith handing over copy of all the relevant, documents regarding title, possession, municipal taxes and other legal papers concerning the land confirm to provide to the DEVELOPER any other document required in connection with the said land- property within a reasonable time at her expenses.
3. That the Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of or concerning this agreement.
4. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein, provided that the construction made is as per the sanctioned plan and the transaction made is as per the term and conditions entered into between the LANDOWNER and the DEVELOPER.
5. That if any deviation within approval of RMC will be made for construction of the building, the excess area will be divided proportionately.

Pratibha Mishra
2/2/2020

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

6. That after sanction of building plan for construction of the proposed multistoried building over the Schedule-A property the Landowner and the Developer shall enter into a supplementary agreement for earmarking their specific shares in the proposed multistoried building and the terms of the said supplementary agreement shall be binding upon both the parties. In terms of the supplementary agreement, the Landowner and the Developer will be the absolute owner of their specific shares. The supplementary agreement will, be treated as part of this registered development agreement.

Certificate :-

Certify that as per the Khatian the properties mentioned in Schedule below is neither a Govt. land nor has been acquired by the Govt. (either for armed force or otherwise) This land is also not a Bhudan land. The Schedule property is out of the forest area, This is neither CCL, BCCL nor ECL land, This is also certified that this land neither belongs to Tribal Khata nor related to any tribal The land is free from ceiling act. This land does not belong to any Math, Mandir, Church or Mosque.

For the purpose of stamp duty and registration fee as per the arte fixed by the Government, the property is valued as follows:- (Old Ward No.-8 New Ward No. 9)

Cost of Land 4,48,279/- x 16.53 Decimals = Rs. 74,10,200/-

SCHEDULE "A"

All that piece and parcel of land measuring an area of 10 Kathas (more or less) being portion of Revisional Survey Plot No.-864 marked as Sub Plot No.- 864/52 under Khata No.-34, Thana No. 193, Holding No.-

NIRMAN CONSTRUCTIONS

Anil Kumar
Proprietor

Registered in the
2/2/2020

0080006360000Z0, Old Ward No. 08, New Ward No. 09 of Ranchi Municipal Corporation, situated at Village-Bariatu, P.S.-Bariatu, within Town and District of Ranchi in the State of Jharkhand and shown in RED WASH in the map attached with this agreement.

The Land is butted and bounded as follows:-

North : R.S. Plot No, 855
South : 20" Wide Road
East : Land of Anil Kumar Agrawal
West : Land of Ram Swarup Tiwari

Linear Measurement of the Land :-

North to South in East Side : 100 feet 00 Inch
North to South in West Side : 100 feet 00 Inch
East to West in North Side : 72 feet 00 Inch
East to West in South Side : 72 feet 00 Inch

SCHEDULE "B"

1. LAND OWNER PORTION OF THE PROPOSED RESIDENTIAL BUILDING COMPLEX.

All that piece and parcel of 43.5% constructed area of proposed building and car parking area along with proportionate right and/or landed and building properties in the proposed building complex. The entire roof right will be divided proportionately.

The location of the aforesaid unit of the LAND OWNER shall be such as being proportionate in value but it will privileged right of LAND LORD to choose the floor own liking choice.

NIRMAN CONSTRUCTIONS

Anil Kumar
Proprietor

Ram Swarup Tiwari
22/2/2020

FLATS/DWELLING DETAILS GIVING BELOW :

FIRST FLOOR & SECOND FLOOR

LAND OWNER ALLOCATIONS ON FIRST & SECOND FLOOR

Sl.	Floor	Details of Flats Allocated to Land Owner		
1.	First Floor	Flat No.	Carpet Area	Super Built up Area
		1101	1055	1525
		1102	955	1380
		1103 Duplex	615	915
		1104	975	1385
2.	Second Floor	2101	1055	1525
		2103 Duplex	640	945
		2104	975	1385
Total Area				9060

2. DEVELOPERS PORTION OF THE PROPOSED RESIDENTIAL BUILDING COMPLEX.

All that piece and parcel of 56.5% construction area of proposed building and car parking area with proportionate share of land and the roof.

FLATS/DWELLING DETAILS GIVING BELOW :

SECOND FLOOR, THIRD FLOOR & FORTH FLOOR

DEVELOPER ALLOCATIONS ON SECOND, THIRD & FORTH FLOOR

Sl.	Floor	Details of Flats Allocated to Developer		
1.	Second Floor	Flat No.	Carpet Area	Super Built up Area
		2102	955	1380
2.	Third Floor	3101	1055	1525
		3102	955	1380

Pratibha Puri
2/28/2020

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

		3103 Duplex	615	915
		3104	975	1385
3.	Forth Floor	4101	1055	1525
		4102	955	1380
		4103 Duplex	640	945
		4104	975	1385
Total Area				11820

THE SPECIFICATION

- FOUNDATION : R.C.C. column with isolated footing.
- STRUCTURE : R.C.C. frame structure
- WALLS : Fly ash/red brick/hollow walls with cement mortar plaster.
- FLOORS : Vitrified Tiles (2'x2') of orient/ Kajaria/Lexus or equivalent flooring in all rooms, polished Marble/ Vitrified Tiles in common areas.
- WALL FINISH : Internal wall with plaster of paris and External with two coats of weather proof.
- DOORS : Pressed steel door frame with flush door painted with synthetic enamel paints.
- WINDOWS : Two track Alluminium windows with 10mm square bar Gril'

*Prakash Kumar Tripathi
24/2/2020*

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

WATER Supply : Through deep bore well to Over Head Tank.

TOILETS : Anti skid tiles floor with ceramic tiles dado up-to 07 feet heights, hot and cold water lines with Geyser Points, The was basin in dining space.

SANITARY : Standard Hindware makes white glazed sanitary wares, with CP fittings of Essco / Jal / Jaipur or equivalent make & cisterns of fiber fittings with sink & taps.

KITCHEN : Anti skid tiles in floors with working platform to have Granite Cover with ceramic tiles dado up-to 02½ feet heights.

ELECTRICAL : Cable T.V. Point telephone to. be provided in drawing room, dining room, Bedrooms Kitchen & toilets with anchor/Kenny switches. Total number of light point will be 40 for 03 bedroom flats, A.C. Point in Bed, Rooms and Dining room, Drawing Room.

LIFT : KONE or OTIS make or equivalent make

GENERATOR : 500 watt connection (Kirlosker/ Mahindra Silent Generator)

Praveena Tripathi
2/2/2020

NIRMAN CONSTRUCTIONS

Amit Kumar
Proprietor

Electrical meter & transformer : To be borne by the developer.
Developer will borne the cost of
Electric meter and transformer
portion.

IN WITNESS WHEREOF the parties hereto have here unto set and
subscribed their respective hands and seals on this _____ day of March
2020, at Ranchi after fully understanding the contents of these presents.

WITNESSES :

1. Sujed- Kumar

Son of Lali Satyadeo Prasad
ABC, Zade Meadows Apt.

Kusai, Doranda
(Ranchi) - 834002

M - 7739602236






*Finger Impression of left Hand,
Photograph & Signature of the
(Land Owner/First Party)*

2. Sangeeta Sinha

W/o - Mr. N. K. Sinha
104, Uzmita Apts
N.O. P. Doranda

Ranchi - 834002
M - 9430752522

Pratibha Tripathi
[Signature]

				
Little	Ring	Middle	Index	Thumb

Finger Impression of left Hand, Photograph & Signature of
the (Developer/ Second Party)



NIRMAN CONSTRUCTIONS

Amit Kumar

Proprietor

2/28/2020

Little	Ring	Middle	Index	Thumb

Pratibha Tripathi
2/28/2020

Certified that the finger prints of the
left of the parties whose photographs
are affixed in the document has been
obtained by me/ before me.

2/28/2020

Typed by :

Drafted by :

Vikas
2/28/2020

VILLAGE - BARIATU

THANA No - 193

THANA & DIST - RAJSHI

R.S. NoT No - 864

SUB NoT No - 52

SHOWN IN RED WATT

WARD No - OLD - 8

NEW - 9

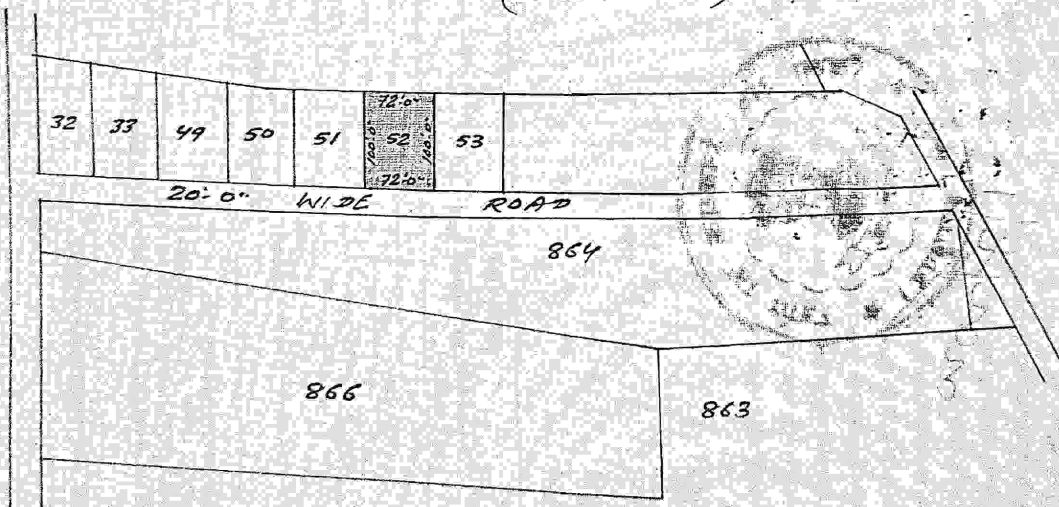
AREA

10 KATHA

OR

(16.53 DECIMAL)

Pratibha Tripathi
MSP



Copy
Date



राँची नगर निगम, राँची।

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

Memo No.: SAM/002/0553/18/19
Date: 17-11-2018
प्रभावी: प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री
PRATIBHA TRIPATHI W/O BATUK NATH TRIPATHI

पता
VILLAGE BARIATU, P.S. BARIATU, THANA NO. 193, DISTRICT RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 008000636000020 वार्ड सं० 8 (New) हुआ है, आपके स्व निर्धारण योजना पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- रूप० 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	334.20
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	विजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		334.20



Pratibha Tripathi

To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
- नियमावली कंठीका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती 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 सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण भुक्ति कर-का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय भुक्ति को निर्दिष्ट समयवादी (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 पचा समय निगम करा सकती है एवं तथ्य मूलतः धार्य जाने पर नियमावली कंठीका 13.2 के अनुसार निर्धारित शक्ति (Fine) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा संप्रदित इस सम्पत्ती कर इन हमरतों/दांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने अधिकारों / दखलवार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होस्टिंग नं० का आखिरी अंक 56/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

3/27/2019

<https://jharbhoomi.nic.in/jhrlrmsmls/ApplicationStatus/Default.aspx?SerialNo=7084&Ptype=M>

Duplicate-copy CRSLP14237084

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण श्रद्धि-पत्र



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हल्का	हल्का-04			
इस्टेट का नाम	झारखण्ड	भाग वर्तमान(VOL)	20	पृष्ठ संख्या वर्तमान	51	थाना न.	193			
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अमयुक्ति
7084	1141 /R27 2018 - 2019	बरियातु 193	राँची	24/08/2018	By Sale Registration Deed 8633 Dated 09/10/1982	34 1 34	34	864 10 कठा	30	

क्रेता का नाम :

(Pratibha Tripathi पति-Batuk Nath Tripathi, जाति-----, पता-Bariatu Ranchi)

जमाबंदी रैयत का नाम :

अतीस चन्द्र सिन्हा-वल्द-विभाष चन्द्र सिन्हा

विक्रेता का नाम :

Kamla Devi, पति-Pradhuman Prasad Agrawal, जाति-----, पता-Khunti

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

Signature valid

Digitally signed by

BINOD PRAJAPATI

अंचलाधिकारी बड़ागाँई

<https://jharbhoomi.nic.in/jhrlrmsmls/ApplicationStatus/Default.aspx?SerialNo=7084&Ptype=M>

1/1

XIV- F.No. 180v

द मालगुजारी
नाम सर्कल । नाम मौजा मय
धाना वो धाना नम्बर

V

फरद मलकी / फरद रैयती
नाम रैयत मय वलिदयत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 51
Vol. No. : 20
Receipt No. : 0097961797

बड़ागाँई | बरियानु | 193 | Pratibha Tripathi

खाता संख्या	खेसरा संख्या	रकबा (एकड़ मी)
34	864	10 कता 0 छटाक 0 डिसमील
अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

मांग बावत	सालाना	बकाया			हाल (2019-2020)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	
माल (नकदी)	30.00				30.00
गुजारी (भावली)	7.50				7.50
सेस	15.00				15.00
सूद	15.00				15.00
मुतफरकात	6.00				6.00
मीजान	73.50				73.50

अदायकारी बावत	सालाना	बकाया			मोतालबा हाल (2019-2020)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
माल (नकदी)					30.00	
गुजारी (भावली)					7.50	
सेस					15.00	
सूद					15.00	
मुतफरकात					6.00	
मीजान अदायकारी					73.50	

- (1) मीजान कुल (लफजा म) : Seventy Three Rupees and Fifty Paise
(2) नाम देहिन्दा -
(3) कुल बकाया- 73.50

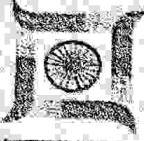
तारीख अमला तहसील कुनिन्दा : 23-04-2019

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

मीजान कुल
73.50



हाराखण्ड सरकार

हाराखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख



रैयत का नाम, अभिभावक का नाम, रिश्ता

रानी हरश मुशी घासी, जोजे-कुवर शतीश चन्दुर शिंह वहिस्सा बराबर, जाति-काएस्त, निवासी-शाकीन देह

जिला का रॉची अंचल का बड़ागाँई हलका का हल्का-04 मौजा का बरियातु खाता रैयती
नाम नाम नाम नाम का
प्रकार

खेवट 4/6 खाता नम्बर 34 थाना का रॉची थाना नम्बर 193
नम्बर नाम

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अशुक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
								रौ	आ	पै	
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)	(10)	(11)	(12)	(13)
34	854	? हाता राम सुनेन्द्रनाथ चौधरी ? टाड़ वकासत पहलवान खाँ वगैरह	टाड़ दो 0	2 एकड़	98 डिसमील		वजरीए हुकूमनामा रजिस्ट्री नाफीज 3-11-33 ई. शलामी मुवलीक 535 रूपया पांच सौ पैतीश रूपया	107	0	0	दखलकार
	864	? टाड़ नूनबा उर्राँव वगैरह ? हाता राम सुनेन्द्रनाथ चौधरी	टाड़ दो 0	4 एकड़	89 डिसमील		वजरीए हुकूमनामा रजिस्ट्री नाफीज 3-11-33 ई. शलामी मुवलीक 535 रूपया पांच सौ पैतीश रूपया				दखलकार

खाता मे कुल प्लोट संख्या

2

खाता का कुल मिजान (खतियान के अनुसार) 8 87

खाता का कुल लगान 107 0 0

यह एक कंप्यूटर जनित प्रति है

4/25/2019

4/25/2019

Baridui

नाममौजा बरिदुआलु

नाम चाना रौची

चाना नम्बर १८३

जिल्हा रौची

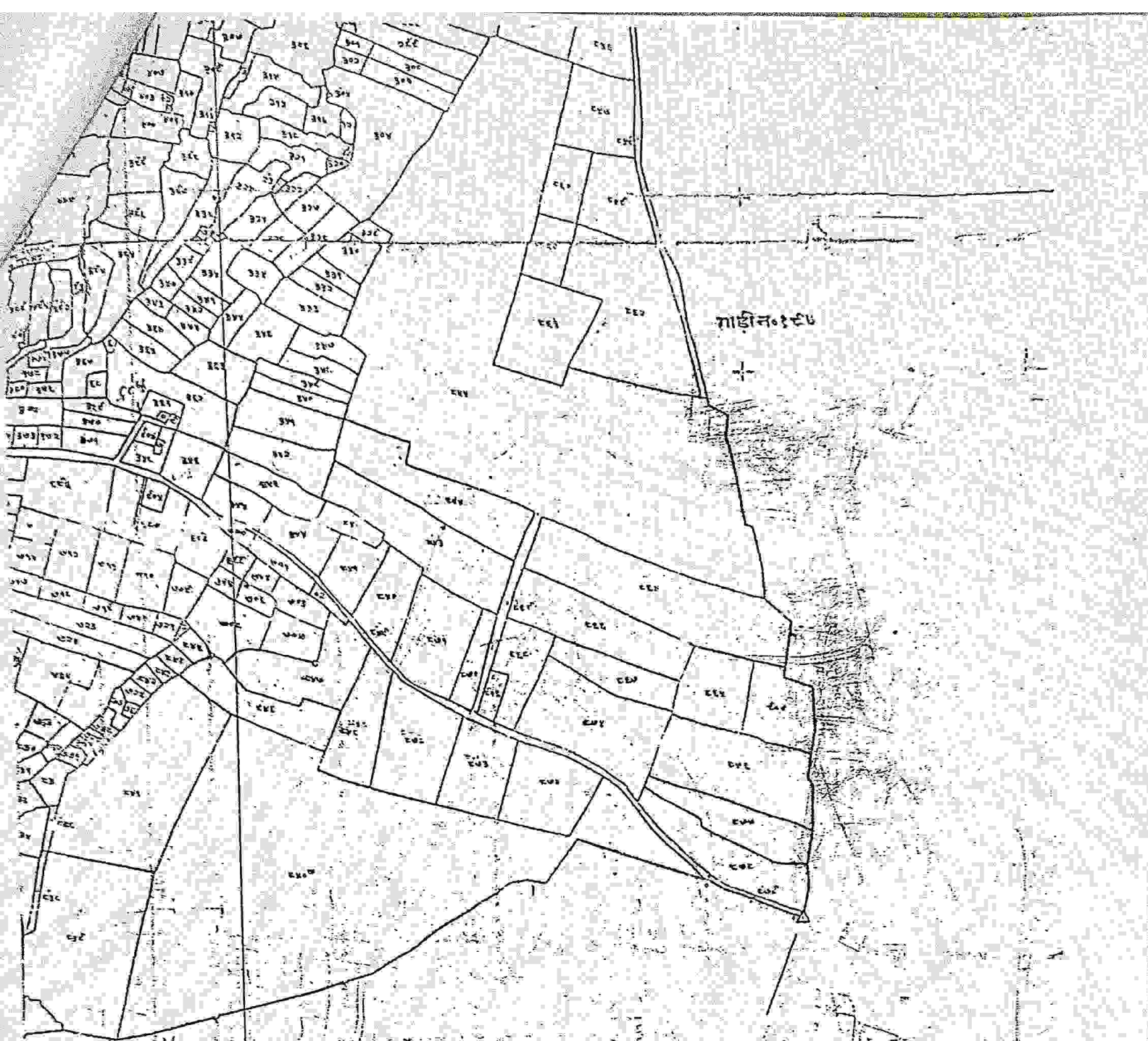
जिल्हा एक माहला बरिदुआलु

सन् १८३३ - ३५

१०० वडासोई नं० २४



साडी नं० १८५



गाडीन०१६७

तिरिगन०१६

201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Made and published under the authority of Government

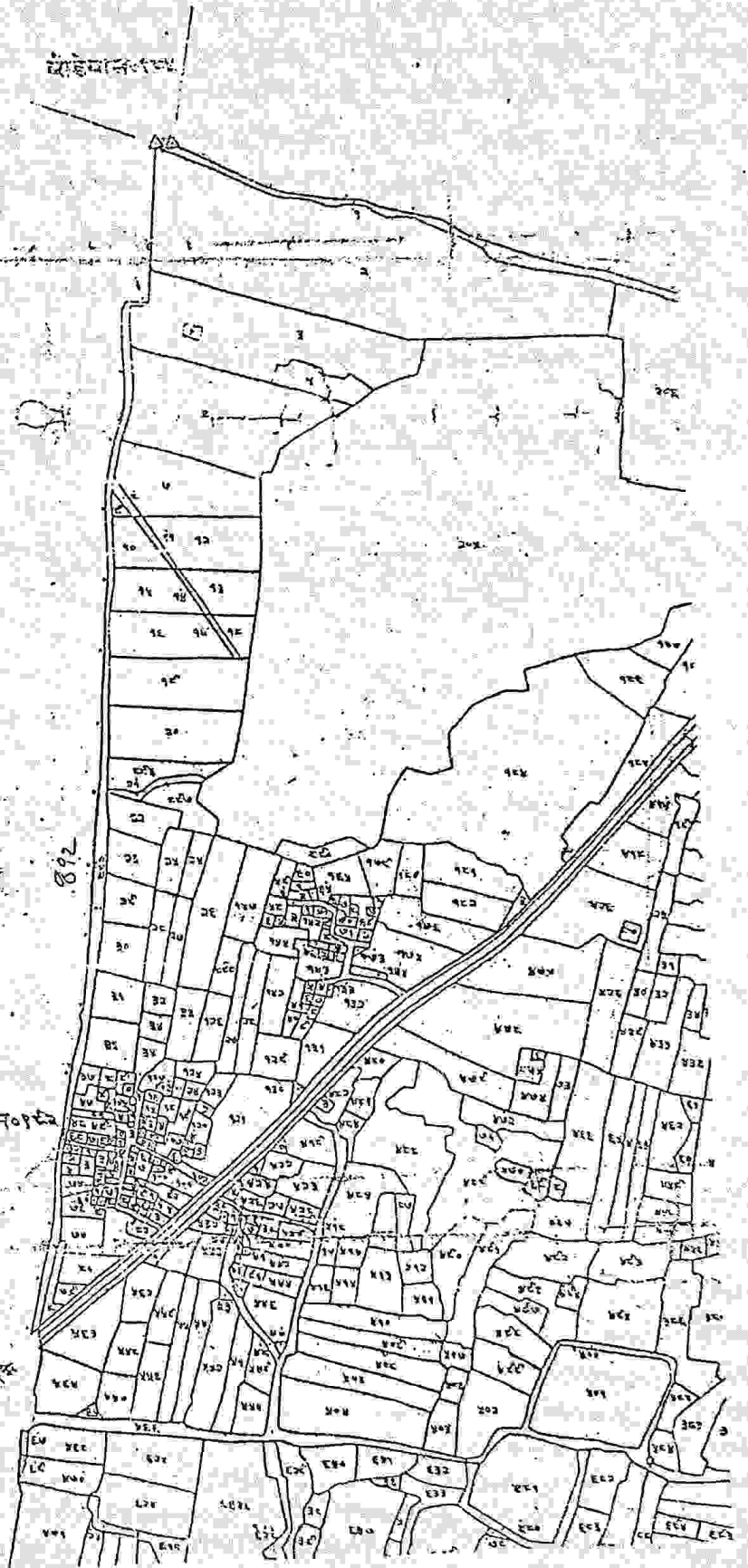
[Signature]
 Superintendent of Survey

(-)

बिहारी नगर

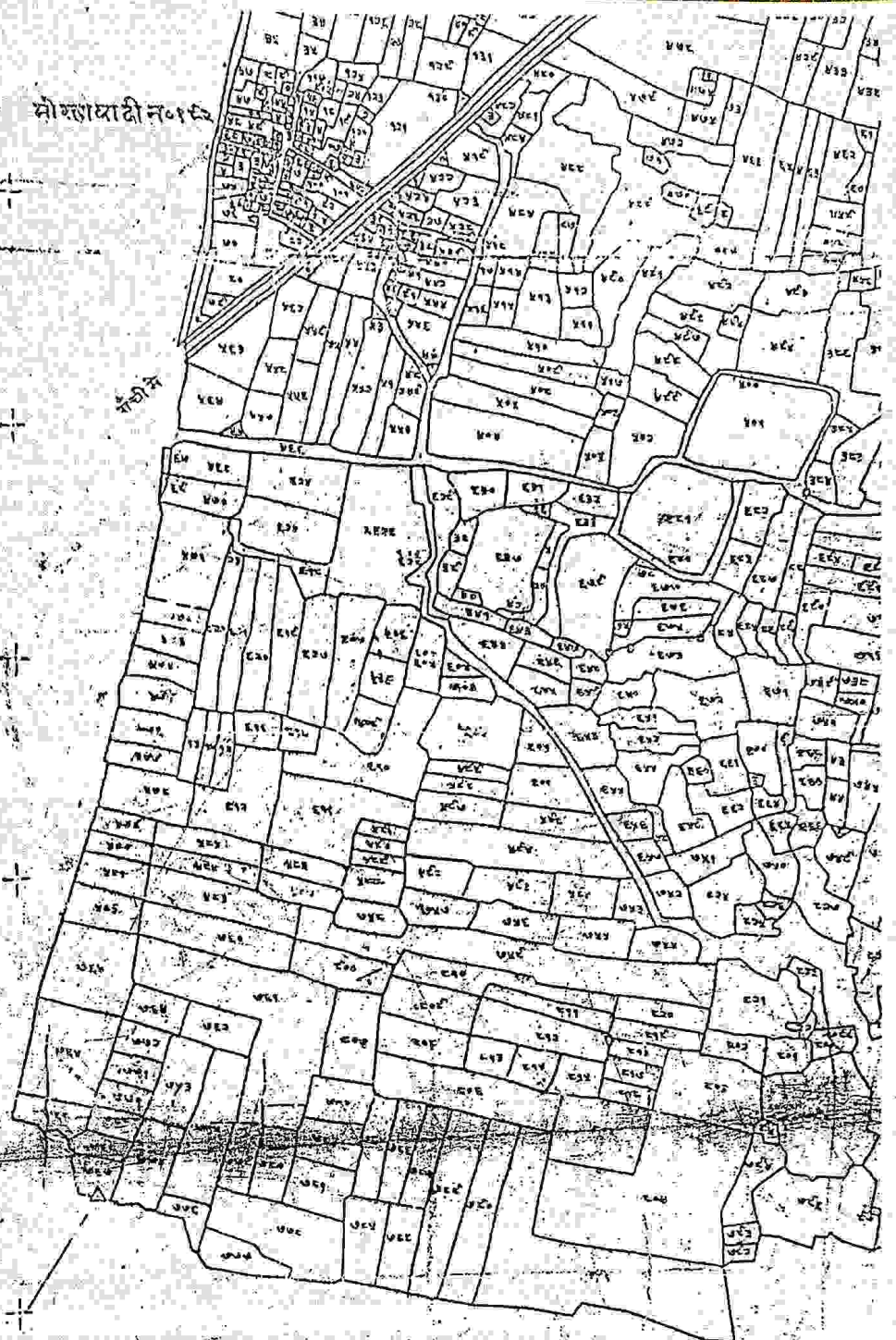
मोहावादी नगर

मोहावादी

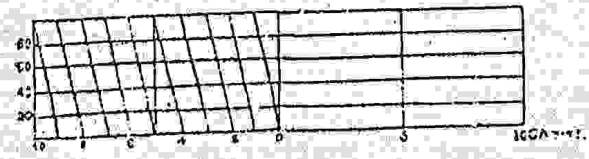


मोहावादी नं० ६२

मोहावादी



Scale 10 Inches = 1 Mile.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

P. TRIPATHI
NAND KISHORE PANDEY

11/11/1951

PAN Card Number
ARIPT0530D

Signature: _____

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
Income Tax Department

PAN Card Number: **4241 0609 3332**

आयकर - आय आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: W/O Babu Nath Prasad,
 south of Motilal nagar stadium,
 house no 16, F. road no 137,
 Rajendra Nagar, Rajendra Nagar,
 Patna, Bihar, 800016.

1947
 1000169-1047

Email: uidai@uidai.gov.in

Website: www.uidai.gov.in

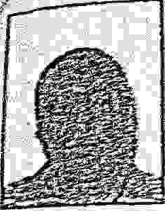
P.O. Box No. 1947,
 Bengaluru - 560 001



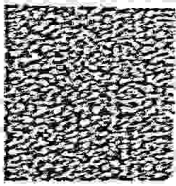
XXXXXXXXXXXX
XXXXXXXXXXXX



XXXXXXXXXXXX
XXXXXXXXXXXX of India



अमित कुमार
Amit Kumar
जन तिथि/DOB: 09/01/1970
पुंर/ MALE



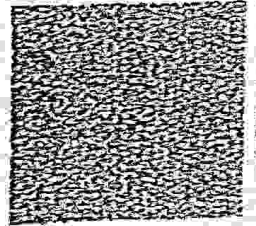
5071 2144 8628

VID: 9152 3157 1165 5584

मेरा आधार, मेरी पहचान

श्री
S/O Kamta Prasad Singh, Sherai Sadan,
Hankum Road, Opposite J.S.E.B. Guest
House, Kusel, Doranda, Ranchi,
Jharkhand - 834002

Address:
S/O Kamta Prasad Singh, Sherai Sadan,
Hankum Road, Opposite J.S.E.B. Guest
House, Kusel, Doranda, Ranchi,
Jharkhand - 834002



XXXXXXXXXXXX
XXXXXXXXXXXX

5071 2144 8628

VID: 9152 3157 1165 5584

QR Code with Postnet





Pre Registration Docket

Date :- 26-06-2020 04:29 pm

Office Name :- SRO - Ranchi
Token No:- 20200000027829

Appointment :- 01-Jul-2020 Time:- 10:6

Article	Development Agreement
Pre Registration Date	29-Feb-2020
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,88,577.

Property Id: 316619

Valuation No. : 417005 / 2020	:- 2019-2020	User Id : 3821	Date : 26-June-2020 16:33:PM
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu	Village/City : Bariatu	
Bariatu Word No 8 - Other Road			
Volume Number - 20			
Page Number - 51			
Holding Number - 0080006360000z0			
Khata Number - 34			
Plot Number - 864			
Ward Number - 8			
Valuation Rule : Commercial land			
Usage : Non Agriculture => Commercial Land => Commercial land			
Property Details			
I	Land area	16.53 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.53 x 448279=7410051.87	₹74,10,052/-
A	Total		₹74,10,052/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹74,00,100/-
Total Amount in Words : Seventy four Lakhs Ten thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: land of anil kumar agrawal, West: land of ram swarup tiwari, South: road, North: rs plot no. 855
--	---

Area Description of the Property	Land area : 16.53 Decimal
Government/Market Value	Pin Code - 834009, Building Name - bariatu ranchi
Transaction Amount	7410051.87
	-

CLAIMANT	-Mr. Nirman Constructions Thro its Proprietor Amit Kumar, Address - namkum road kusai doranda ranchi- ,Father/Husband Name Late Kamta Prasad Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****8628
EXECUTANTS	-Mrs. Pratibha Tripathi, Address - bariatu ranchi- ,Father/Husband Name Late Nand Kishore Pandey , PAN No.- ,Permission Case No.- , Aadhaar No. *****3332

Witness Information	Mr. Congress Prasad , Address - ratu road ranchi- ,Father/Husband Name-late jagdish prasad
---------------------	--

Identifier Details	Mr. Congress Prasad , Address - ratu road ranchi- ,Father/Husband Name-late jagdish prasad
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,320
Total		1,320

Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	E	2,000
4	A1	1,85,253
Total		1,87,257

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.

[Signature]
ed Writer / Advocate

Amit Kumar
Vendee / Claimant

Pratibha Tripathi
Vendor / Executant



Document Registration Summary 1

Date :-01-Jul-2020

- Government/Market Value: ₹7410100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 328767

Receipt Date : 01-07-2020

Presenter Name: -

On Date 01-07-2020 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Pratibha Tripathi

E	₹2000
PR	₹1
SP	₹1320
LL	₹6
A1	₹185253
Stamp Duty	₹500

Total ₹189080

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	E-STAMP	MRS PRATIBHA TRIPATHI	Certificate Number : IN-JH27171019305008S	500
E	2000	2000	0	GRAS	PratibhaTripathi	GRN Number : 2000646342 DEPT Transaction Id : 4f3a4c7b619c8fddab42 Transaction Type :	2000
PR	1	1	0	GRAS	PratibhaTripathi	GRN Number : 2000646342 DEPT Transaction Id : 4f3a4c7b619c8fddab42 Transaction Type :	1

SP	1320	1320	0	GRAS	PratibhaTripathi	GRN Number : 2000646342 DEPT Transaction Id : 4f3a4c7b619c8fddab42 Transaction Type :	1320
A1	185253	185253	0	GRAS	PratibhaTripathi	GRN Number : 2000646342 DEPT Transaction Id : 4f3a4c7b619c8fddab42 Transaction Type :	185253
LL	3	6	-3	GRAS	PratibhaTripathi	GRN Number : 2000646342 DEPT Transaction Id : 4f3a4c7b619c8fddab42 Transaction Type :	6
Sub Total	188581	189080	-499				

Article : Development Agreement Number of Pages : 88

[Signature]
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer





झारखण्ड सरकार

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000027829

Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 185253, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7410052/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: land of anil kumar agrawal, West: land of ram swarup tiwari, South: road, North: rs plot no. 855 Volume Number - 20Page Number - 51Holding Number - 0080006360000zOKhata Number - 34Plot Number - 864Ward Number - 8 Area Of Land :- 16.53 Decimal


Sh./Smt.Pratibha Tripathi s/o/d/o/w/o Late Nand Kishore Pandey has presented the document for registration in this office today dated :- 01-Jul-2020 Day :- Wednesday Time :- 14:45:35 PM



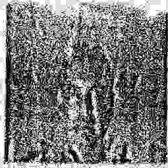


Pratibha Tripathi(Individual)

Party Name	Document Type	Document Number
Pratibha Tripathi	PAN/UID	424106093332

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	Pratibha Tripathi Address1 - bariatu ranchi, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Pratibha Tripathi Address:- , south of moinul haq stadium, , house no 16 F, road no 13 A., Rajendra Nagar, , Patna, 800016, , Bihar, India		EXECUTANTS Age:68			Pratibha Tripathi
2	Nirman Constructions Thro Its Proprietor Amit Kumar Address1 - namkum road kusai doranda ranchi, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Amit Kumar Address:- Shanti Sadan, Opposite J.S.E.B. Guest House, Namkum Road, Kusai, Doranda, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:49			Amit Kumar


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Congress Prasad S/o-D/o late Jagdish Prasad Address1 - ratu road ranchi, Address2 - , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Congress Prasad Address1 - ratu road ranchi, Address2 - , , , Jharkhand			

Signature of Operator 

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (PratiBha Tripathi), has/have admitted the execution before me. He/ She/ They has / have been identified by (Congress Prasad) Son/Daughter/Wife of (late jagdish prasad) resident of (ratu road ranchi) and by occupation (Business).

Signature of Registering Officer 

Date:- 01-Jul-2020

Seal and Signature of Registering Officer



Token No.: 20200000027829

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **01-Jul-2020** by **Pratibha Tripathi, S/O, D/O, W/O Late Nand Kishore Pandey** resident of bariatu ranchi .,
This deed was registered as Document No:- **2020/RAN/3626/BK1/3335** in Book No :- **BK1**,Volume No :- **460**
from Page No :- 139 to 226 at, office of **SRO - Ranchi**

Date:- **01-Jul-2020**

Registering Officer

