

6926

6137

8
29



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No. : IN-JH20755887016833R
 Certificate Issued Date : 28-Aug-2019 12:25 PM
 Account Reference : NONACC (SV)/jh9000404/ RANCHI/ JH-RNC
 Unique Doc. Reference : SUBIN-JHJH900040428515593361033R
 Purchased by : ADONIS CONSTRUCTION
 Description of Document : Article 5 Agreement or memorandum of an Agreement
 Property Description : DEVELOPMENT AGREEMENT
 Consideration Price (Rs.) : 94,97,200
 (Ninety Four Lakh Ninety Seven Thousand Two Hundred only)
 First Party : INDERJEET SINGH AND OTHER
 Second Party : ADONIS CONSTRUCTION
 Stamp Duty Paid By : ADONIS CONSTRUCTION
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



..... thus write or type below this line.....

महोदय को सूचित किया जाता है कि
 आपका प्रेषित 1998 की धारा 5
 अधिनियम के अन्तर्गत संपत्ति
 अधिनियम की अनुसूची 1 में क म
 अधिनियम के अन्तर्गत संपत्ति अधिनियम की
 अनुसूची 1 में क म अधिनियम के अन्तर्गत संपत्ति
 अधिनियम के अन्तर्गत संपत्ति अधिनियम की

(Signature)

28/8/19

Inderjeet Singh
Kamajeet Kaur
 28/08/2019

0003483846

ADONIS CONSTRUCTION
Ranjeet Kumar
 PARTNER

रामपति का मूल्या
94,92,200/-

रामपति 520/-

28/8/19
मार्ग दर्शक पत्र से किमान किया
जमीन का दर/फीट 718,394/-
कच्चा प्लॉट का दर/जं फीट
पक्का प्लॉट का दर/जं फीट
प्लॉट का दर/जं फीट



Handwritten notes and signatures, including '28/8/19' and '28/8/19'.

This Development Agreement is made on the 28th day of AUG 2019 at Ranchi.

BY AND BETWEEN

(1) Mr. Inderjeet Singh, S/o Late Gurudayal Singh, Grand Father Late Amar Singh, Date of Birth- 23.04.1980, by caste & faith - Sikh, Occupation - Business, Resident of Flat no. 201, Bansal Plaza, P.S - Chutia, Dist - Ranchi, Jharkhand (2) Mrs. Kawaljeet Kaur, W/o Arvinder Singh Khurana, D/O Ranjeet Kumar Singh, Grand Father Late Deva Singh, Date of Birth 10.09.1982, by caste & faith - Sikh, Occupation - Housewife, Resident of Flat no. 101, Block - D, Bansal Plaza, Station Road, P.S. - Chutia, Dist - Ranchi, hereinafter written and hereinafter for the sake of brevity referred to as THE OWNER/S (Which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor-in-interest, executors, Administrators, legal representatives and assigns) of the FIRST PART



- (1) UID no. 7313 3232 0071, PAN no. ALBPS4116K, Mobile 9334422773
- (2) UID no. 7321 2013 3350, PAN no. AJGPK0697N, Mobile 9431171776

ADONIS CONST
Ranjeet Kumar

Kawaljeet Kaur
28/08/2019

गैर मजसूबा प्रतिक्रिया...
खाता...लॉट...
का मिलान किया दर्ज नहीं पाया
28/8

प्राप्त पंजीकरण...
एवं खाशमहल लीज...
वर्णित प्लॉट दर्ज नहीं पाया
28/8





Indrajit Singh 28/08/2019



Little



Ring



Middle



Index



Thumb



28/8/19 copy
Indrajit Singh
Indrajit Singh
Chitra Singh
Business

28/8/19

AND

ADONIS CONSTRUCTION, a partnership firm (PAN NO. ABCFA4518J) represented by its partner, **Mr. Ranjeet Kumar Singh**, Date of Birth 10/11/1970, S/o Sri Surya Nath Singh by caste Rajput, by faith - Hindu, By occupation - Business, Resident of at Harmu Housing Colony, P.S Argora, District Ranchi having its principal place of business at HI/229, Harmu Housing Colony, Ranchi, P.S -Argora, Ranchi, Jharkhand hereinafter called and referred to as the **Developer** (Which terms and expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors in interest, Executors, legal representative and/or assignees, including those of the respective partners) of the **SECOND PART**.

Aadhar no. 3266 9782 9628, Mobile 9234608706

OWNERS AND DEVELOPERS individually party and collectively **parties**

WHEREAS First Parties/Landowners are absolute owners and are in peaceful possession over land measuring 8 Katha i.e. 13.22 Decimals bearing portion of R.S Plot No. 198, under Khata No. 54, M.S. Plot no. 2636 corresponding to Holding No. 0480003631000Z0, within Ward No. 48(Old) 46(New) of Ranchi Municipal Corporation, Ranchi, situated at Village - Siram, Anandpur (Anantpur), P.S. - Chutia, Thana No. 210, District - Ranchi, State of Jharkhand morefully described in '**SCHEDULE A**' hereunder written (which property shall here-in-after for brevity's sake be referred to as the **said land**).

AND WHEREAS, said Khata No. 54, Plot No. 198, measuring 1 Acre 99 Decimals and other plots recorded in Revisional Survey Records of Right in the name of Dipa Das Chela Anantti Das Kabir Panthi as Kayami.

AND WHEREAS, legal heir of Khatiyani Raiyat namely Sri Chaitanya Brahmchari Chela Sri Baba Haribhajan Das have sold the said land measuring 8 Katha i.e. 13.22 Decimals bearing portion of R.S Plot No. 198; under Khata No. 54, M.S. Plot no. 2636, situated at Village - Siram, Anandpur (Anantpur), P.S. - Chutia, Thana No. 210, District - Ranchi to Babu Kanhaiya Singh son of Sachidanand Singh by virtue of a registered Sale Deed no. 6591 dated 19.09.1952 which is entered in Book No. 1, Volume No. 45, Page No. 77 to 80 in the year 1952 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS, Babu Kanhaiya Singh son of Sachidanand Singh had sold the land measuring 8 Katha i.e. 13.22 Decimals bearing portion of R.S Plot No. 198, under Khata No. 54, M.S. Plot no. 2636 situated at Village - Siram, Anandpur (Anantpur), P.S. - Chutia, Thana No. 210, District - Ranchi in favour of Mr.

Indrajit Singh
Kanhaiya Kaur
28/08/2019

◁ **Inderjeet Singh, (2) Mrs. Kawaljeet Kaur** by virtue of a registered Sale Deed No. 16507/14582 dated 08.11.2012 which is entered in Book No. 1, Volume No. 604, Page No. 161 to 196 in the year 2012 registered in the office of District Sub Registrar, Ranchi after purchase of the said land they got their name mutated in office of Circle Officer, Town Anchal, Ranchi vide Mutation Case No. 231R27/2018-2019 & Mutation Appeal No. 160R15/18-19 and their name is also entered in Revenue Records of Circle Office in Register II, Volume No. 10, Page No. 301, and they are paying rent to the state regularly an uptodate rent receipt No. 0012355081 dated 25.12.2018 for the period 2018-2019 is issued in their names and they are coming in peaceful possession over the said land.

1. The OWNERS have also represented to the DEVELOPER that they absolutely seized and possessed of the aforesaid land and is fully, lawfully, sufficiently entitled to the said land in respect of which they have not created any encumbrance, debits, lien, charges or attachment and that they have absolute right, title and interest over the same and are fully entitled to enter into their agreement with the DEVELOPER in the manner mentioned hereinafter. They have marketable title over it and continued to remain marketable.

2. The land owners being interested for development of scheduled property, have negotiated with the Developer for the Development of land by constructing a multi-storied as per approval to be sectioned by the competent authority.

3. (a) The land proposed to Developed is shown on plan hereto annexed by Red colour boundary line.

(b) The DEVELOPER has interest in constructing a multistoried residential/commercial complex as the case may be over the said land with its own money and resources and has therefore, approached the OWNERS to allow the said developer to construct a multistoried building on the terms and conditions as set out hereinafter to which the said OWNERS have agreed.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE PARTIES AS FOLLOWS :

SUBJECT MATTER OF AGREEMENT:

DEVELOPMENT AND COMMERCIAL EXPLOITATION OF SAID PORPERTY:

Agreement between the owners and the developer with regard to development and commercial exploitation in the manner specified in this agreement of the land of 13.22 decimal standing thereon lying and situated at Anantpur, Doranda, Ranchi bearing R.S. Plot No. 198, under Khata No. 54, M.S. Plot No. 2636, P.S. No. 210, Ward No. 48 (Old) 46 (New) and bearing a Holding No.

Inderjeet Singh
Kawaljeet Kaur
28/08/2017

0480003631000Z0 under Ranchi Municipal Corporation describe in schedule 'A' (Collectively SAID NEW BUILDING)

ARTICLE – I: DEFINITIONS:- Unless there is anything repugnant to the subject or context the following terms will have meaning assigned to them.

1.1 **LAND PROPERTY** shall mean all that piece and parcel of land comprised within under registered deed of sale No. 16507/14582, They came into Ownership and possession of the plots of land bearing R.S. Plot No. 198, under Khata No. 54, having aggregate area of 13.22 decimal and is situated in Anantpur, Thana No. 210, District – Ranchi.

1.2 **BUILDING** shall mean any structure to be constructed on the landed property in accordance with plan to be sanctioned by competent authority.

1.3 The **OWNERS** shall mean the owner of the land in whose name the property stands registered and/or its successors in interest legal representatives and assign.

1.4 The **DEVELOPER** shall mean M/S **ADONIS CONSTRUCTION** and its successors-in- interest, liquidators, nominees and or assigns who erect or caused to be erected on existing land for purpose of selling all/or a part thereof to other persons and to be acting as the holder of power of attorney of the owners of the land on which building is constructed

1.5 **“Undivided Interest”** shall mean the undivided proportionate, invisible and undivided share in land and common areas & facilities, connected with installations for common use.

1.6 **FLAT** shall mean a separate and self-contained unit of any immovable covered space/property consisting of bedrooms, living rooms, bathroom, kitchen, balcony/verandah etc. on a plot of land used or intended to be used for any residential/commercial purpose.

1.7 **PARKING SPACE** it shall mean an area covered or open area reserved for parking of motor car.

1.8 **COMMON AREA AND FACILITIES** – common facilities and amenities shall include corridors, hall ways, stairways, passage ways, lift well, lift lobbies, drive ways, open parking areas, common lavatories, pump installation, tube well, over-head tank, fire escape, system for meter conservations water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and also includes all community facilities as provided in the real estate project if any.

(a) **CARPET AREA** – Means the net usual floor area of an apartment, excluding the area covered by the external wall, areas under services shaft,

Indrajit Singh
Kawaljeet Kaur
20/10/2018

v **Inderjeet Singh, (2) Mrs. Kawaljeet Kaur** by virtue of a registered Sale Deed No. 16507/14582 dated 08.11.2012 which is entered in Book No. 1, Volume No. 604, Page No. 161 to 196 in the year 2012 registered in the office of District Sub Registrar, Ranchi after purchase of the said land they got their name mutated in office of Circle Officer, Town Anchal, Ranchi vide Mutation Case No. 231R27/2018-2019 & Mutation Appeal No. 160R15/18-19 and their name is also entered in Revenue Records of Circle Office in Register II, Volume No. 10, Page No. 301, and they are paying rent to the state regularly an uptodate rent receipt No. 0012355081 dated 25.12.2018 for the period 2018-2019 is issued in their names and they are coming in peaceful possession over the said land.

1. The OWNERS have also represented to the DEVELOPER that they absolutely seized and possessed of the aforesaid land and is fully, lawfully, sufficiently entitled to the said land in respect of which they have not created any encumbrance, debits, lien, charges or attachment and that they have absolute right, title and interest over the same and are fully entitled to enter into their agreement with the DEVELOPER in the manner mentioned hereinafter. They have marketable title over it and continued to remain marketable.

2. The land owners being interested for development of scheduled property, have negotiated with the Developer for the Development of land by constructing a multi-storied as per approval to be sectioned by the competent authority.

3. (a) The land proposed to Developed is shown on plan hereto annexed by Red colour boundary line.

(b) The DEVELOPER has interest in constructing a multistoried residential/commercial complex as the case may be, over the said land with its own money and resources and has therefore, approached the OWNERS to allow the said developer to construct a multistoried building on the terms and conditions as set out hereinafter to which the said OWNERS have agreed.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE PARTIES AS FOLLOWS :

SUBJECT MATTER OF AGREEMENT:

DEVELOPMENT AND COMMERCIAL EXPLOITATION OF SAID PORPERTY:

Agreement between the owners and the developer with regard to development and commercial exploitation in the manner specified in this agreement of the land of 13.22 decimal standing thereon lying and situated at Anantpur, Doranda, Ranchi bearing R.S. Plot No. 198, under Khata No. 54, M.S. Plot No. 2636, P.S. No. 210, Ward No. 48 (Old) 46 (New) and bearing a Holding No.

Inderjeet Singh
Kawaljeet Kaur
29.10.2019

0480003631000Z0 under Ranchi Municipal Corporation describe in schedule 'A' (Collectively SAID NEW BUILDING)

ARTICLE – I: DEFINITIONS:- Unless there is anything repugnant to the subject or context the following terms will have meaning assigned to them.

1.1 **LAND PROPERTY** shall mean all that piece and parcel of land comprised within under registered deed of sale No. 16507/14582, They came into Ownership and possession of the plots of land bearing R.S. Plot No. 198, under Khata No. 54, having aggregate area of 13.22 decimal and is situated in Anantpur, Thana No. 210, District – Ranchi.

1.2 **BUILDING** shall mean any structure to be constructed on the landed property in accordance with plan to be sanctioned by competent authority.

1.3 The **OWNERS** shall mean the owner of the land in whose name the property stands registered and/or its successors in interest legal representatives and assign.

1.4 The **DEVELOPER** shall mean M/S **ADONIS CONSTRUCTION** and its successors-in- interest, liquidators, nominees and or assigns who erect or caused to be erected on existing land for purpose of selling all/or a part thereof to other persons and to be acting as the holder of power of attorney of the owners of the land on which building is constructed

1.5 **“Undivided Interest”** shall mean the undivided proportionate, invisible and undivided share in land and common areas & facilities, connected with installations for common use.

1.6 **FLAT** shall mean a separate and self-contained unit of any immovable covered space/property consisting of bedrooms, living rooms, bathroom, kitchen, balcony/verandah etc. on a plot of land used or intended to be used for any residential/commercial purpose.

1.7 **PARKING SPACE** it shall mean an area covered or open area reserved for parking of motor car.

1.8 **COMMON AREA AND FACILITIES** – common facilities and amenities shall include corridors, hall ways, stairways, passage ways, lift well, lift lobbies, drive ways, open parking areas, common lavatories, pump installation, tube well, over-head tank, fire escape, system for meter conservations water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and also includes all community facilities as provided in the real estate project if any.

(a) **CARPET AREA** – Means the net usual floor area of an apartment, excluding the area covered by the external wall, areas under services shaft,

Indrajit Singh
Kamdeep Kaur
22/10/2019

exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal portion walls of the apartment.

(b) **ROOF AREA OF THE BUILDING** – On completion of the multistoried building, the roof area at the top of the building shall be owned by both the DEVELOPER AND OWNERS ON 50% AND 50% respectively on the same determined proportion.

1.9 **SALEABLE SPACE/REGISTERED AREA** – it shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof and includes Carpet area + External wall, balcony + proportionate share a common areas and external development charges and other charges.

1.10 **OWNER'S ALLOCATION** – it shall be the constructed area in from of flats allocation share 50% of the total constructed area out of total sectioned area in the multistoried building and car parking space to the extent of as described and together with undivided proportionate share in land and the other provisions together with rights, title and interest in common facilities including the rights to use thereof at the said premises.

1.11 **DEVELOPER'S ALLOCATION** – it shall mean the total constructed area in the aforesaid building setting aside the owner's share of allocation with the rights, title and interest in common facilities, proportionate share in land and the other provisions and amenities including the right to the user thereof and also the car parking space available at the said premises after providing for OWNER'S allocation.

1.12 **THE COST OF REAL ESTATE PROJECT** – Means the total cost involved in developing the real estate project, includes recovery of land cost common areas, internal and external development charges, taxes, less, development and other charges, however does not include the cost towards lift, DG set, transformer, car parking, individual meter.

1.13 **EXTERNAL DEVELOPMENT WORK** – Includes road and road systems land escaping if provided in brochure, water supply, sewerage and drainage systems, electricity supply transformer, or any other work which may have to be executed in periphery of, or outside.

1.14 **TRANSFER** with its grammatical variation shall include transfer by voluntary handing over possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof although the same may not be within the definition of the terms as given in the Transfer of Property Act or other enactments.

1.15 **SUPER BUILT-UP-AREA** – it shall mean and include the built-up area of flat, wall area, verandah/balcony or private terrace if any and the proportionate

Indrajit Singh
Kamaljeet Kaur
29/08/2019

common area of premises, amenities provided by Developer, guardroom and generator etc. if any, whereas common area includes built-up areas only in common areas such as lift lobbies, stair case, common toilet, watchman's room, fire escape (if required), machine room, Mumty, and common entrance and exits of the building.

1.16 Words importing singular shall include plural and vice versa.

1.17 The Constructed multistoried building shall be named as 'THE 48'

1.18 Word importing masculine gender shall include feminine and neuter genders. Likewise words importing feminine genders shall include masculine and neuter gender and words importing neutral gender shall include masculine and feminine genders.

1.19 "Architect" means a person registered as an Architect.

1.20 INTEREST – The rate of interest chargeable from the allottee by the promoter in case of default, shall be equal to the rate of interest which the promoter shall be liable to pay to the allottee, in case of default.

1.21 "Engineer" means a person who possesses of bachelor's degree under the provisions of the Architects act, 1972..

1.22 "Built-up area" Means plinth/built-up area which is total size of apartment/flat including internal external walls, balcony, private terrace if any, utilities areas like Kitchen, toilet, cupboard and proportionate service area of shaft.

ARTICLE – II – COMMENCEMENT:

Their agreement shall be deemed to have commenced from the date of signing of the agreement subject to the Developer put into peaceful vacant possession to the said property whichever happens later and shall remain valid and in force till all obligations of the parties towards each other stand fulfilled and performed and all units in new building are transferred and/or sold/delivered.

ARTICLE – III – THE SCHEME:

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

1. The DEVELOPER will invite and select purchaser/s agreeing to acquire on Ownership basis flat/flats in the building on the landed property. DEVELOPER would construct flats along with other common amenities and facilities appertaining to the same.

2. The DEVELOPER shall, if he feels necessary, be entitled to nominate any such intending purchaser to the OWNERS with whom the DEVELOPER would have entered into a formal agreement. The intending purchaser as the nominee of the DEVELOPER shall enter into an agreement of sale with OWNERS or their authorized attorney for purchase of flat and undivided

Jinderjeet Singh

Kamaljeet Kaur

29/11/2019

proportionate share in the landed property. The agreement of sale will be prepared, inspected and approved by the **DEVELOPER** who may join as a confirming party. It shall be obligatory for the **OWNERS** to enter into such agreement with intending purchaser who is nominee/alottee of the **DEVELOPER** or Alternatively at a sole discretion of the **DEVELOPER** who will also eventually execute and register in favour of such intending purchaser the instrument of transfer/sale deed under the authorization of general power of attorney to be given by the **OWNERS** to the **DEVELOPER** for this purpose.

3. The **DEVELOPER** shall get necessary plan sanctioned from the competent authority and the **OWNERS** hereby empower the **DEVELOPER** to sign any document required for the sanction of plan. The Developer may submit such building plan in its name or in the name of the owners to which the owners have no objection and whenever required the owners shall sign the plans, applications and also swear affidavit at the request of the Developer. However, it shall be the responsibility of the developer to fil applications with the concerned authorities and pursue the said application and obtain the permission of the competent authority.

4. After delivery of possession of the flat according to **OWNER's** allocation in the aforesaid building by the **DEVELOPER** to the **OWNERS** i.e. the members of the First party shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat **OWNERS**.

5. Upon handing over of possession of the aforesaid flats to the **OWNERS**, shall pay to the **DEVELOPER** the proportionate share of common expenses of all taxes, GST, outgoings and all other charges from and after the date of the said flat becomes ready for occupation till the **DEVELOPER** hands over possession and management of the common parts to any society or association to be formed by the purchasers of the flats along with the members of the First Party for the above purpose.

6. It shall be work of the **DEVELOPER** to demolish the structures on the land if any on which the apartment building is to be constructed at the **DEVELOPER'S** cost. However, the material received from the demolition of the structures shall be the property of the **DEVELOPER** only.

7. (a) The owners shall make out a clear and marketable title to the said property, heritable property and premises agreed to be developed and ultimately to be conveyed free from reasonable doubts and all encumbrances shall at their own costs and expenses get in all outstanding clear all the defects in the title and encumbrances and claims on or to the said property.

(b) The Owners do hereby covenant the said property is not affected by any acquisition or acquisition of any authority or any local body/party under any law

Indrajit Singh
Kawaljeet Kaur
nominee basis

and/or otherwise. There is no any pending legal suit or other proceeding and/or subsisting in any court or authority relating to or affecting the said property in any manner whatsoever.

8. The **Owners** have neither done nor shall do any act, matter or thing or permitted to be done, whatsoever that would in any way prevent hinder and/or restrict the work of the Development siusaged under the agt. On the other hand, the owner hereby agrees to render all assistance and cooperation that may be required by the Developer from time to time to carryout the Development work in respect of the said property and completion of building and structures thereon.

9. The **Developer** commits to have been carrying out business of construction under name and style of **M/S ADONIS CONSTRUCTION**, Ranchi has adequate infrastructure resources to its command including licence and permission of the concerned Authority to undertake Development work.

10. The **Developer** shall, at its own costs and expenses and without creating any financial or other liability on the owners, construct, erect and complete the New Building in accordance with the sanctioned building plan terms mentioned in presents specifications as set forth hereto.

ARTICLE - IV: DEVELOPER'S RIGHT:

1. The **OWNERS** hereby agree to entrust and handover to the Developer, subject to what has been hereafter provided, the exclusive right to the **DEVELOPER** to build, construct, erect and complete the said the described above and to commercially exploit the same by entering into an agreement for sale and/or transfer with prospective purchasers. The construction of the building will be in accordance with the plan to be sanctioned by the competent authority and also in accordance with the Development rules and regulations for time being inforce.

2. The **DEVELOPER** shall be entitled to prepare, modify or alter the plan and to submit the same to the R.R.D.A/R.M.C in the name of the **OWNERS** or as may be required under R.R.D.A/R.M.C rules at its own cost and the **DEVELOPER** shall pay and bear all fees, including Architect's fees, charges and expenses required to be paid or deposited for obtaining the sanction of R.R.D.A/R.M.C and for construction of the building at the said premises provided however that the **DEVELOPERS** shall be exclusively entitled to all refunds of any or all payment and/or deposits made by **DEVELOPER**. To enable the Developer to obtain the refund the owners, shall sign or execute all such writings as may be required by the Developer in that behalf, without arising any objection or requisition in that behalf.

Indrajit Singh

Kamajeet Kaur

29/10/2015

3. The **Developer**, for purpose of achieving financial closure of the project, may arrange for financing of the project by a Bank/financial Institution. Such finance can be secured on the strength of the security of the Developer's share of sale proceeds/Developer's entitlement and construction work-in-progress/receivable to the extent pertaining to the Developer's share of sale proceeds/Developer's entitlement only. For this purpose the owner shall execute necessary documents through their delegated authority or power of Attorney in favour of the Developer and the owners shall join as consenting party if required by Banker, to create a charge on the Developer's share of sale proceeds/Developer's entitlement in favour of Banker for availing the project finance but the owners shall not have any liability or responsibility of any nature whatsoever with regard to the project finance and the owners allocation shall not be affected in any manner whatsoever.

ARTICLE – V: APARTMENT CONSIDERATION:

1. On the **OWNERS** representation about their title and possession over the LANDED PROPERTY and the **OWNERS** having agreed to permit the **DEVELOPER** to the right of Development of the said property and commercially exploit the LANDED PROPERTY and construct, erect and complete the building on the premises as a whole, the **DEVELOPER** agrees:
- To prepare plan and cause the said plan to be sanctioned and to incur and bear all cost charges and expenses for preparation of design and sanction of plan
 - At its own cost to obtain all necessary permission and/or approval and/or consents.
 - To pay all cost of supervision of the development and construction of the **OWNER'S** allocation in the building in the said premises.
 - To bear all cost, charges and expenses for construction of the building at the said premises.
 - To allocate the **OWNER'S** allocation of the constructed area in the building to be constructed at the said premises (herein called the said **OWNER'S** allocation) and to hand over possession thereof to the **OWNERS** subject to fulfillment of terms and conditions by the **OWNERS**.
 - To give possession of the **OWNERS'** allocation within **24 months** of beginning of construction works or receipt of sanctioned plan from R.R.D.A/R.M.C whichever is later.
 - The Owners shall not indulge in any activities which may be detrimental to the Development of the said property and/or which may affect the mutual

Judges Singh

Kamaljeet Kaur
29/10/2016

interest of the parties. The Owners shall extend all cooperation that may be necessary and fair for successful completion of project.

The aforesaid shall constitute a consideration for grant of exclusive right for development of the said LANDED PROPERTY.

ARTICLE – VI – OWNERS' ALLOCATION:

1. The DEVELOPER shall, at its own costs, construct, create and complete in all respect the said building and shall allocate to the OWNERS 50% of the total sanctioned area in the aforesaid building constructed by the said DEVELOPER as mutually agreed upon and 50% of open/covered car parking space available and 50% of the roof area together with undivided proportionate share in land and common areas and facilities, the land owner/s shall have full and absolute right, title and interest over their share of allocation and be at liberty to hold, sell, convey or otherwise free to alienate their interest to any person in the manner they deem fit. The Developer hereby agrees to join in such deed as confirming party if required. Such Deed or Deeds of conveyance shall be prepared by the advocates of owners and approved by the advocates for the Developer.

2. The OWNERS will be allotted the flats with mutual consent of both the parties within 50% share of the OWNERS allocation. In case of the OWNERS taking/receiving from the DEVELOPERS any sum of money as advance or security deposit such sum will be adjusted by deducting the sanction area at the rate of Rs. 2325/- per sq.ft. from the OWNERS share of allocation and with proportionate share of car parking space and land etc.

3. It is agreed between the parties that the OWNERS shall have no interest in land of the building except the flats falling in their allocation. The owners are agreeable to directly convey the said land with new building thereon and other structures to the association of purchasers or other body that will be formed by the purchasers of flats.

4. Save and except in respect of OWNERS allocation in from of right over flat/s the easements, quasi easements, benefits, privileges and advantages in common to be conferred upon in favour of OWNERS, the OWNERS shall not have any claim or right of any nature in other flat, floor spaces, and area of the said property and/or the said building adjoining above or beneath of their flat/s.

5. The Owners will get first floor and third floor of G+4 building.

Indrajit Singh
Kamdeep Kaur
no 12/2019

INDIAN CONSTRUCTION

Rajesh Kumar

ARTICLE – VII – DEVELOPER ALLOCATION:

1. In consideration of the owners having agreed to entrust the Development work to the **DEVELOPER**, shall have exclusive right, powers, privileges and benefits interest over the rest 50% (Fifty percent) of the total sanctioned area together with undivided proportionate share of the land described in **schedule 'A'** and also open/covered car parking space in ground floor/basement along with common area & facilities which shall be the **Developer's share of allocation** and the Developer shall be at liberty to enter into agreement for sale or transfer or convey, grant or otherwise alienate or transfer Developer's share of allocation/or any tenements to any person and in any manner at such price as he/they deem fit and proper on such terms and conditions and provisions as may be decided by the Developer and the Owners do hereby agree to allow the Developer to appropriate the proceeds towards the cost and profit for constructing a multi-storied Building Complex. And in consideration of the above the owners have agreed to confer upon and grant powers, privileges, benefits and the exclusive rights to the Developer as mentioned herein. The Developer has right to sell, enter into agreement for sale with prospective purchaser/s, receive advance and other consideration money with respect to the portion known as Developer's share of allocation including admitting deed or deeds of conveyance and get the said deed registered for necessary conveyance in favour of purchaser/s.

AND WHEREAS the **LAND OWNER**, considering the offer fair and reasonable, do hereby agree to entrust and to hand over, deliver and also put the Developer or his/their nominee/s in peaceful possession of the said property within seven days from date of signing this agreement for the purpose to commence, carry out, execute and construct thereon the new multi-storied Residential/Commercial building as per sanctioned plan by the competent Authority and also in accordance with the Development Rules and Regulation for time being in force. This Agreement shall remain valid and continue to exist till all obligations of the parties towards each other stands fulfilled and performed and all units are sold and/or delivery as the case may be provided always that, the Developer shall not be released or discharged from his/their responsibilities and obligations hereunder to the owners.

2. The **DEVELOPER** shall be entitled to mortgage charge or to deal with the **DEVELOPER'S** allocation and the right, title and interest under this agreement.

3. The **DEVELOPER** after putting in peaceful possession of the schedule property in entirety, Developer shall be entitled to retain till project in

Indrajit Singh
Kawaljeet Kaur
28/08/2019

completed. Be it clearly mentioned here that during the construction of the building and till Developer's share of allocation is fully disposed of the Developer shall always remain the owner of the entire structure area in the proposed new building and after handing over possession of the Owner's allocation, the Ownership of the OWNERS will automatically be changed to the extent that the owners will be owners of their allotted area together with undivided prorate share of the land attributed to thereof and in consideration of which the owners or their duly authorized Attorney shall, Convey and transfer the rest remaining undivided proportionate share of land attributable to the structure area of the Developer's allocation either to the Developer or its nominee/s being the intending purchaser/s of flats/space without taking any further consideration save and except the owners area either from the Developer or from its nominee/s.

4. Immediately after obtaining the sanction plan from the authority the party hereto shall demarcate their respective share in proportionate of their allocation, but while doing so the parties take into consideration pertaining to location, floor levels and market value of asset so that the judicial allocation is arrived. But while doing so if any party happens to get any excess area over and above their allocation in such case the recipient of additional area shall pay at the prevailing price to other so as to keep a unit/flat in tact for an independent use.

ARTICLE – VIII – SECURITY DEPOSIT :

To secure due performance of the obligations by the Developer, the Developer has agreed to pay to the owners the adjustable deposit of Rs. 60,00,000/- (Rupees Sixty Lacs Only) on the execution of the agreement. The Developer has paid the adjustable deposit of Rs. 60,00,000/- (Rupees Sixty Lacs) only to the landowners by (i) cheque bearing no. 2029041, dated – 20/01/2018, Amount – Rs. 20,00,000/- (Rupees Twenty Lacs only), (ii) cheque bearing no. 2092040, dated – 20/01/2018, Amount – Rs. 20,00,000/- (Rupees Twenty Lacs only), (iii) cheque bearing no. 2033196, dated – 26/04/2018, Amount – Rs. 10,00,000/- (Rupees Ten Lacs only), (iv) cheque bearing no. 2035813, dated – 09/05/2018, Amount – Rs. 10,00,000/- (Rupees Ten Lacs only) of Union Bank Of India, Ranchi.

The entire amount of Adjustable deposit will be adjusted by deducting an area measuring 2580 sq.ft. from the owners share of allocation together with all other common areas and facilities as mentioned in the owners' share of allocation.

Indrajit Singh
Kamajeet Kumar

CONSTRUCTION
Rajesh Kumar

ARTICLE – IX – DEVOLUTION OF TITLE:

Whereas the land in M.S. Plot No. 2636, Corresponding to R.S. Plot No. 198, Khata No. 54, Thana No. 210, village – Siram, District – Ranchi is recorded in the rights of record in the name of Sri Deep Das Chela Anant Das by occupation – Kabir panthi, Caste – Brahmin.

Whereas Sri Chaitanya Brahamchari Chela Baba Haribhajan Das by occupation – Kabir panthi, cast – Brahmin inherited the above landed property by his predecessor as successor-in-interest and assigned.

Whereas Sri Chaitanya Brahamchari Chela Baba Haribhajan Das sold the above property by virtue of Registered Deed no. 7028/6591, dated 19th September 1952, measuring as area of 8 kattha, recorded in MS/RS Plot No. 2636, under Thana No. 210, Anantpur Pragana, Holding No. 1080, to Baabu Kanhiya Parsad Singh recorded in Book No. I, Volume No. 45, Page No. 77 to 80, in the office of Registrar Ranchi.

Whereas Bivek Singh, S/o Sri Kanhiya Parsad Singh through by virtue of Power of Attorney bearing a No. 339, dated – 21/05/2004, recorded in Book No. IV, VOLUME NO. 8, Page No. 303 to 310 in the office of registrar Patna sold the said property to (1) Kawaljeet Kaur, W/o Sri Arvinder Singh Khurana, R/o House no. I, Panchwati, Near Railway Colony Ranchi. (2) Inderjeet Singh, S/o Late Gurudayal Singh, R/o House no. I, Panchwati, Near Railway Colony Ranchi by virtue of registered Deed No. 16507/14582, dated – 09/11/2012 entered in Book No. I, Volume No. 604, Page No. 161 to 196. They came in peaceful possession thereof and got their name mutated in the Revenue record vide Mutation case No. 231R27/18-19 and has been paying Revenue Rent regularly to State of Jharkhand and further they are also paying Holding Rent to RMC bearing Holding No. 0480003631000Z0.

Inderjeet Singh

Kawaljeet Kaur
28/11/2019

ARTICLE – X – FORCE MAJEURE:

1. The DEVELOPER shall not be liable to any obligation herein under to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other act or omission beyond the control of the DEVELOPER.

ARTICLE – XI – MISCELLANEOUS:

1. That the OWNERS AND DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to

CONSTRUCTION
Ranjit Kumar
PARTNER

... a partnership between the DEVELOPER and OWNERS or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.

That 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 OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relative to which specified provisions may not have been mentioned herein, the OWNERS hereby 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 OWNERS and/or go against the spirit of this agreement. The OWNERS shall also undertake to execute and give **A SEPARATE REGISTERED POWER OF ATTORNEY** in favour of the DEVELOPER and its nominee so that there may not be any delay or difficulty because of absence or any other incapacitating cause on the part of OWNERS or any of them. The Owners hereby covenant that the said power of attorney shall not under any circumstances, be revoked by the landowners so long as these presents subsist and remain binding upon the parties hereto. If the said power of Attorney is revoked by the owners and delay is caused in developing the property hereby agreed to be developed the consequences arising thereof shall be at the cost of the owners alone.

3. That any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand to any of them and duly acknowledged or sent by the Pre Paid Registered Post with acknowledgement Due and shall likewise be delivered by hand or sent by Pre Paid registered Post to the office of the DEVELOPER.

4. That nothing in these presents shall be construed as demise of assignment or conveyance in law by the OWNERS of landed property or any part thereof to the Developer or as creating any right, title or interest in respect thereof. However the DEVELOPER shall have the absolute right and liberty to sell, convey or transfer its share of allocation.

5. That there is no existing agreement regarding the development or sale of the said property and that all other arrangements, if any, prior to this agreement have been cancelled and are being superseded by this agreement. The Owners hereby agree and covenant with the Developer not to let-out, grant, lease, mortgage and or create any charge on the said property or any part thereof without consent in writing of the Developer.

Indrajit Singh
Kamraj Kaur
28/08/2019

6. That the OWNERS assure and guarantee that the Landed Property is free from any encumbrance, attachment, charge, claim or demand whatsoever by or from any one whatsoever and that they have absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the DEVELOPER. The owners have full right and authority to sign and execute the same.

7. THAT IT SHALL BE OBLIGATION ON THE PART OF THE owners TO BECOME MEMBER OF THE Flat OWNER's Association or Society formed by the members staying in the said building and this Association or Society formed by the members staying in the said building and this Association or Governing body will repair and maintain the property and shall pay all the charges and various Government duties and levies and taxes or any other outgoing relating to the said property. The expenses accrued on all these accounts or any other account relating to the said property and the building shall be payable by all the flat OWNERS. The flat OWNERS shall work for the peaceful living of all members.

8. That the flat OWNERS shall from the date of taking possession, maintain the said flat at their own cost in a good and tenantable condition and shall not do or cause to do anything in or to the said building or part thereof which may be against the bylaws of local authority or any of the statutory bodies of which may cause hardship to other co-occupants nor shall the OWNERS alter or make additions in or above the said building/flat or part thereof.

9. The building shall be completed within **24 MONTHS** from the date of sanction of plan by R.R.D.A/R.M.C subject to the force majeure clause above. However, delays on account of slow payments from the intending purchasers may delay the finish of complete building and none of the OWNERS shall have any claims from the DEVELOPER in this account.

10. That the municipal taxes, and all other taxes, land revenue outgoings etc. prior to this agreement will be borne by the land-owners and thereafter the same will be borne by the Developer till owners allocation is disposed of.

11. The owner hereby agree and conscience that the transferees shall be entitled to take housing loans for the purpose of acquiring units in the project from Banks, institution and entities granting such loan. The owner and Developer shall render all necessary and possible assistance, guidance and sign and deliver such documents, paper, conscience etc. as may be required in this regard by such Bank, institutions and entities.

12. The Developer shall indemnify the owner/s against from and all actions, demands, suits, costs, proceeding and claim arising out of any accident occurring

Judeejeet Singh
Kamajeet Kaur
28/08/2019

CONSTRUCTION
Ranjeet Kumar

the said property or may arise out of the Developer negligence with regard to the Development.

13. As soon as the new building is completed the Developer shall give intimation in writing to the landowners to take over the possession of the portion in the building known as "Owners" share of allocation within 30 days from the date of issuing such notice and land owners shall be obliged to take possession of the same after refund of any dues if any, including stamp duty and registration charges, GST etc. to be paid within 15 days from date of such intimation. If the landowners fail to take possession as stipulated above, it shall be deemed the Developer has delivered the possession to the owners without actually doing so within the date specified in the said notice and from such date the owners shall be liable to pay all tax & rates, service charges and other outgoing in respect of installation and facilities in the building proportionate to their allocation and addition costs or expenses by way of maintenance for any particular use.

14. After 30 days from the date of issue of notice of completion, the new building shall be deemed to be ready for possession (the date of possession) and thereafter the Developer and Owners, and transferee shall jointly evolve a maintenance & management scheme of the said Complex on which all transferees shall adhere and abide by the terms and conditions of maintenance and regularly pay the maintenance charges, taxes, GST, occasional repair or any other impositions etc. complete.

15. The Developer shall be entitled to put up and permit to be put up advertisement boards upon the said property, but without involving the name of the owners in any manner and which the owners be entitled to remove forthwith if Developer committed any Breach of this Agreement.

16. The Developer shall be entitled to enter into separate contracts in his name with building contractors, Architect and others for carrying out the said development work at his time risk and costs.

ARTICLE – XII – LEGAL PROCEDURES:

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the OWNERS to defend all actions and proceedings in respect of the title and/or possession of the landed property.

2. The OWNERS shall give **Registered General Power of Attorney** by this agreement in favour of the said DEVELOPER through which the said DEVELOPER is authorized to develop land according to feasibility, fix up purchasers and in general carry all the necessary activities required for the purpose of construction and disposal of flats as per sanctioned plan to the

Indrajit Singh
Kamraj Kaur
28/10/2019

r advantage and convenience of all the associated parties. A General Power of Attorney will be executed by the land OWNERS simultaneously with this agreement.

3. The OWNERS are herewith handing over all the relevant documents regarding title, possession, municipal taxes and other legal papers concerning the landed property referred to above. The OWNERS further assure and confirm to provide to the DEVELOPER any other document required in connection with the said landed property within a reasonable time at their expenses.

4. This agreement is irrevocable and both the parties shall abide by the terms and condition laid herein.

5. It is agreed between the parties that in case of the registration of these presents the stamp duty, Registration fee and other Misc expenses including lawyer's fee for registration of this Agreement and/or for power of Attorney shall be borne by the Developer.

6. Not with standing anything contained in the agreement the parties hereto need to make little understanding, adjustment in order to achieve the desired result so that to give meaningful effect to the agreement.

ARTICLE – XIII – ARBITRATION :

In case of any dispute, difference or question arising between the parties with regards to the interpretation, meaning or scope of the agreement or any rights and liabilities of the parties under the agreement or touching the Development or in any manner whatsoever concerning this agreement the same shall be adjudicated by the arbitrator appointed one each by either party whose decision shall be binding and convulsive and upon their failing or refusing or becoming incapable to act as the Arbitrator the same shall be referred to the arbitration in accordance with the provision of Arbitration and Conciliation Act, 1996, or any statutory enactment of modification shall be binding, final and conclusive on the parties thereto.

The parties shall in good faith resolve any dispute, difference, conflict or claim arising out of in relating to this agreement or touching the Development and/or removed of old structures through negotiation. If the dispute has not been settled through negotiation within 15 days from the date of which either party has served written notice on the other of the dispute. Then the following provisions shall apply and such dispute shall be referred to for final resolution by binding arbitration in accordance with the provisions of the Arbitration and conciliation Act, 1996. Such Arbitration shall be before three arbitrators one each appointed by the Owners and the Developer and the two arbitrators thereafter appoint an umpire by their mutual consent. The majority Decision of the arbitrators in all

Indrajit Singh
Kamdeep Kaur 28/08/2018

matters shall be final binding on both the parties. The jurisdiction of the arbitration in will be at Ranchi only.

ARTICLE – XIV – JURISDICTION :

Court of Ranchi alone will have the jurisdiction in all legal matters arising out of or concerning this transaction.

SCHEDULE 'A'

(THE SAID PROPERTY)

All those piece and parcel of land measuring 8 Katha i.e. 13.22 Decimals bearing portion of R.S Plot No. 198, under Khata No. 54, M.S. Plot no. 2636 corresponding to Holding No. 0480003631000Z0, within Ward No. 48(Old) 46(New) of Ranchi Municipal Corporation, Ranchi, situated at Village - Siram, Anandpur (Anantpur), P.S. - Chutia, Thana No. 210, District - Ranchi, State of Jharkhand, which comes under the District Sub Registrar, Ranchi.

The land is bounded and butted as follows :-

North : 25 feet wide road

South : Part of the plot

East : Private passage

West : Private passage

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land measuring 8 Katha i.e.

13.22 Decimals @ Rs. 718394/-

(Urban Other Road Commercial

Rate.)

- Rs. 94,97,200/-

SCHEDULE 'B'

(OWNERS' ALLOCATION)

Out of total area sanctioned by the competent authority 50% (fifty percent) of the sanctioned area consisting of all type of flat, toilet in stilt level, common area etc. together with undivided proportionate share in land and 50% of car parking space in the ground floor is accepted by the OWNERS and as agreed by the DEVELOPER.

AND the Owners shall be at liberty to hold, or transfer and or otherwise deal with in many manner as the owner deem fit in the newly constructed building.

Indrajit Singh
Kamaljeet Kaur
28/08/2019

ADMINISTRATION
Ranjit Kumar

SCHEDULE 'C'

(DEVELOPER'S ALLOCATION)

After setting aside the "OWNERS' ALLOCATION" as detailed in schedule 'B' above the rest of sanctioned area in the NEW Building, that is 50% (Fifty percent) of the sanctioned area consisting all types of flats, toilet in stilt level, common area etc. together with undivided proportionate share in land and 50% of car parking space in the ground floor will be the Developer's share including common facilities and amenities as defined earlier.

Specification

Structure : Earthquake resistance R.C.C framed structures.
Wall : 125 mm thick red/flyash bricks
Roof : R.C.C roofing and roof terrace rendered with water proofing
Windows : 2/3 tracks Aluminum sliding window and net.
Doors : Wooden frame clad with veneer and flush door shutters finished with a coat of primer to give smooth look.
Floor finish: marble/Vitrified tiles (2'x2') flooring in all rooms, kitchen, toilets & other utility area finished with ceramic tiles, stainless sink, granite Top working platform.

Wall finish :

- (1) Interior : smooth pop finished over cement plaster and a coat of primer.
- (2) External : Texture/putty finish over cement plaster
- (3) Toilet : Glazed ceramic tiles up-to 2100 mm Hot water provision PVC fittings marc/ jaguar or any other equivalent make.

Electrical : Anchor or equivalent make, adequate, numbers of light, fans and plug points, concealed copper wiring of reputed make, AC plug points in master Bedroom and modular switch, TV point.

Stairways : Thread & Riser finished with marble/Granite with M.S. railings

Lift : Lift of reputed make, Power backup.

Water supply : 4" Borewell with submersible pump adequate capacity over head water tank.

CERTIFICATE

CERTIFIED that the land in schedule according to entries in records of right is neither Govt. land nor has the same been acquired by the Govt. for Defence or Civil purpose. The land in Schedule has not been given in Bhudan and is outside the Forest Area and does not belonging to BCCL, CCL or ECL. THIS IS FURTHER CERTIFIED that the land does not belong to math, temple, church or mosque and is beyond ceiling limits.

Indrajit Singh
Kamraj Kaur 29/08/2019

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc. It is also certified that neither the Vendor belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46 or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

IN WITNESS WHERE OF the parties to this agreement herein have affixed their respective signature this agreement at Ranchi on this the date 28th day of Aug of 2019 year in presence of witnesses.

WITNESSES

1. Karan Kumar.
S/o - Kafil Das Thakur.
71 Anantpur.
Ranchi, Jharkhand.

2. Rajeev Ranjan Singh
S/o Bala Bihari Singh
Bariatu, Ranchi.

OWNER/S

Jeejeet Singh 28/08/2019



Kamaljeet Kaur 28/08/2019



DEVELOPER

Ranjeet Kumar

28/08/2019

Ranjeet Kumar



SHARDA VI ADI Form No 18

Construction Bill/Order

Contractor

Name of Village

...

Title

Sheet Number

Number of Sheets

...

Page

...

...

Sl. No.	Description	Quantity	Rate	Amount
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

ADONIS CONSTRUCTION
Ranjeet Kumar
 PARTNER

h XIV- F No 180v

मालगुजारी
म सर्कल । नाम मौजा मय
ना वो र्दाना नम्बर

V

फरद मालकी / फरद रेयती Page No 301
नाम रेयत मय वलिदयत जमाबन्दी Vol No 10
वो सकुनत नम्बर। Receipt No 0012355081

हर । सीरम । 210 । कवलजीत कौर, इन्द्रजीत सिंह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
54	198	0 एकड़ 13 2 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	ताफसील हिसाब लगान भावली
------------	-------------	-------------------------

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

मांग बाबत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	32 00					32 00
गुजारी (भावली)	8 00					8 00
सेस	16 00					16 00
सूद	16 00					16 00
मुतफरकात	16 00					6 40
मीजान	6 40					78 40
	78.40					78.40

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					32 00	
गुजारी (भावली)					8 00	
सेस					16 00	
सूद					16 00	
मुतफरकात					6 40	
मीजान अदायकारी					78 40	

(१) मीजान कुल (ताफ्जों में) **Seventy Eight Rupees and Fourty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **78.40**

तारीख अमला तहसील कुनिन्दा 25-12-2018

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

Print

ADONIS CONSTRUCTION

Ranjit Kumar

PART 1



राँची नगर निगम, राँची।

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

Memo No. : SAM/048/0278/18/19
Date : 10-01-2019
प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री
KAWALJEET KAUR W/O ARVINDER KAUR
INDERJEET SINGH S/O GURUDAYAL SINGH

पता
ANANDPUR RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपके गृह सं०- 1266/A,1080/A वार्ड सं० 48 (Old) जिसका नया गृह सं०- 048000363100020 एवं नया वार्ड सं० 48 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- ₹० 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	267.04
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		267.04



To be signed by the Applicant

नोट:-

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

ARJUN'S CONSTRUCTION

Ranjit Kumar

28-08-2019, 11:36 am



Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

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

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

INDERJEET SINGH KAWALJEET KAUR
HIG-229, HARMU HOUSING COLONY, RANCHI, 834002

Re sanction of your building plan case no. RMC/BP/0210/W48/2019 dated 25/3/2019 for grant of license for the Building Development Permit in Khesra No.: 198 on RS Plot no.: RS-198 Situated in Colony/Street: ANANTPUR, Mohalla/Bazar/Road: ANANTPUR.

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner Ranchi Municipal Corporation, under clause no. 427(3) of Jharkhand Municipal Act 2011 with following conditions:

1. You have to pay the balance fee of RS. 41079/-
2. You have to furnish & Deposit a Gift Deed of 9.08 sq.mts. of land as road widening keeping the area of road widening at road level. You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of RS. 79568/- labour cess @ 1% of the project cost.

FOR THE MUNICIPAL COMMISSIONER
Ranjit Kumar

Index to sheets.



Siram

नाममौज़ा सीरम शीटनम्बर १

नाम घाना राँची

घाना नम्बर २१०

ज़िला राँची

स्केल एक माइल बराबर १६ इंच

सन १९३२ - ३३ इस्वी

हिन्दपीडी न०२०९

द्वाराद्विती को

ADRIK CONSTRUCTION

Rajesh Kumar

PARTNER

हिन्दपीढ़ी न०२०८

दत्तात्रेयी को

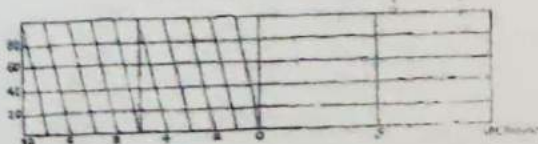
प्रमनवरी

बहुलाश्वामपुर रस्ते

कडूरु न०२०८

ॐ नमो भगवते वासुदेवाय

Scale 16 Inches = 1 Mile.

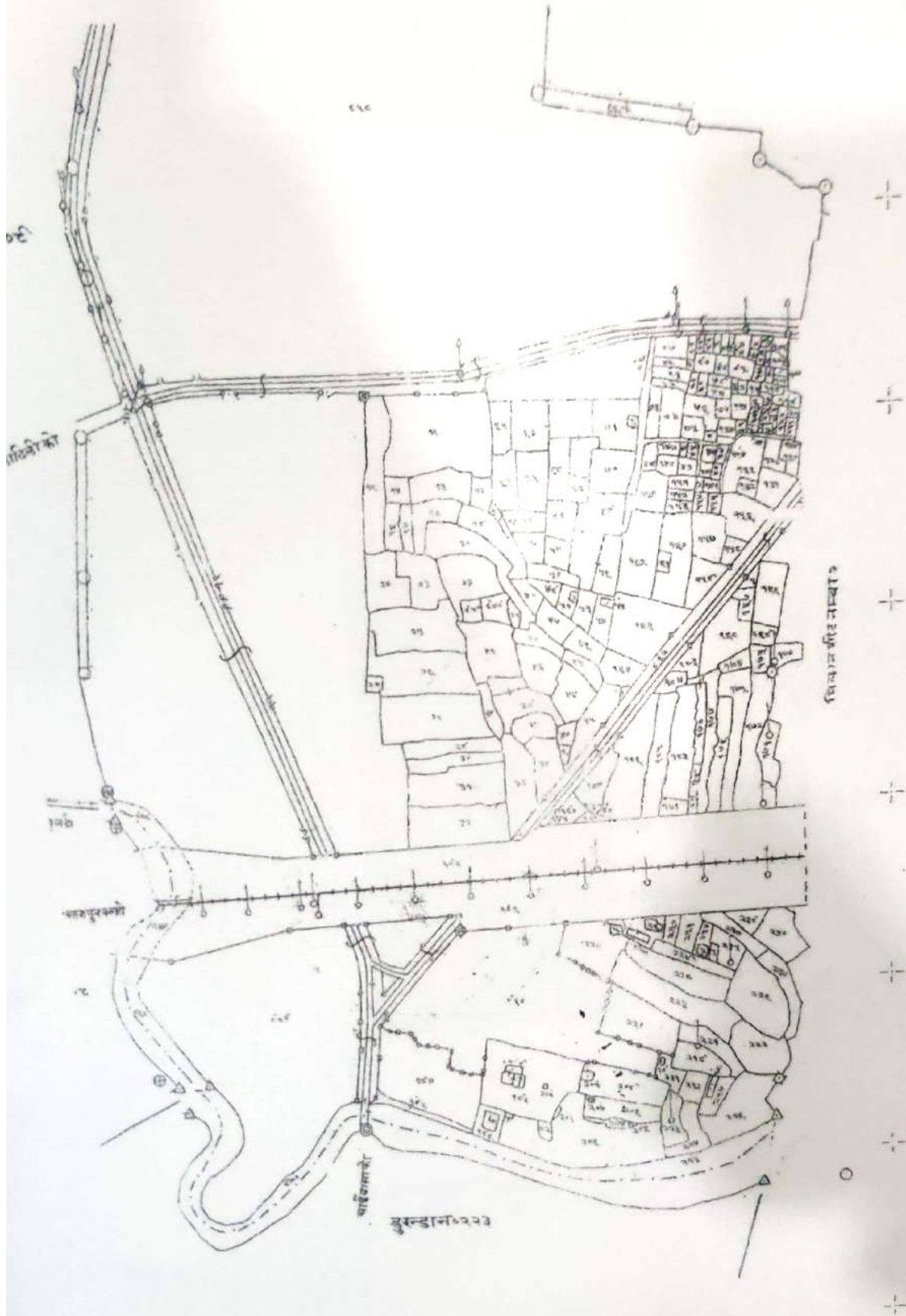


Made and published under the act.

Ranjit Kumar

to sheets





ENGINE'S CONSTRUCTION
 Ranjeet Kumar
 PARTNER



VILLAGE - SIRAM, THANA No-210
THANA - CHUTIA, DIST-RANCHI
R.S. PLOT NO - 198, WARD No-48
HOLDING No - 048000363100020
AREA - 8 KATHA
AREA SHOWN IN RED WASH



Teerjot Singh
28.8.2019

Kamaljeet Kaur

Traced by
Sanku

Ranjeet Kumar



Pre Registration Docket

Date :- 28-08-2019 02:39 pm

Office Name :- SRO - Ranchi
Token No:- 20190000069626

Appoinment :- 28-Aug-2019 Time:- 15:3

Article	Development Agreement
Pre Registration Date	27-Aug-2019
No. Of Pages	34
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,38,454.

Property Id: 179849

Valuation No. : 234976 / 2019	:- 2019-2020	User Id : 3833	Date : 28-August-2019 14:19:PM
State : Jharkhand	District : Ranchi		Tahsil : Ranchi Shahar
Land Type : Urban	Corporation : Ranchi Municipal Corporation Siram		Village/City : Siram
Siram Word No 48 - Other Road			
Volume Number - 10			
Page Number - 301			
Khata Number - 54			
Plot Number - 198			
Holding Number - 0480003631000Z0			
Valuation Rule : Commercial land			
Usage : Non Agri => Commercial Land => Commercial land			
Property Details			
1	Land area	13.22 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 13.22 x 718394=9497168.68	₹94,97,169/-
A	Total		₹94,97,169/-
Note : Final Valuation is Rounded to Next 100/-			₹94,97,200/-
Total Valuation (A)			
Total Amount in Words : Ninety Four Lakhs Ninety Seven Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Private Passage, West: Private Passage, South: Part of the Plot, North: 25 Feet Wide Road
--	---

1/3

Rajendra Kumar

Area	Land area : 13.22 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	9497168.68
Transaction Amount	-

CLAIMANT	-Mr. Adonis Construction Through Its Partner Ranjeet Kumar Singh, Address - HI/229, Harmu Housing Colony Argora Ranchi- Father/Husband Name- Surya Nath Singh , PAN No.- Permission Case No.- , Aadhaar No. *****9628
EXECUTANTS	-Mr. Inderjeet Singh, Address - Flat No. 201 Bansal Plaza Chutia Ranchi- ,Father/Husband Name- Late Gurudayal Singh , PAN No.- Permission Case No.- , Aadhaar No. *****0071
	-Mrs. Kawaljeet Kaur, Address - Flat No. 101 Block D Bansal Plaza Station Road Chutia Ranchi- ,Father/Husband Name- Ranjeet Kumar Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****3350

Witness Information	Mr. Karan Kumar , Address - H.I 229 Harmu Housing Colony Doranda Ranchi- , Father/Husband Name-Kapil Deo Thakur
---------------------	---

Identifier Details	Mr. Karan Kumar , Address - H.I -229 Harmu Housing Colony Doranda Ranchi- , Father/Husband Name-Kapil Deo Thakur
--------------------	--

Property Id:179849	
Fee Rule:Development Agreement	
1	Stamp Duty - 4

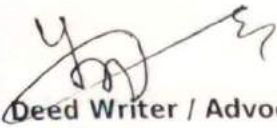
1	SP	1,020
Total		1,020

Property Id:179849		
Fee Rule:Development Agreement		
1	PR	1
2	Lt	3
3	A1	2,37,430
Total		2,37,434

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

Ranjeet Kumar

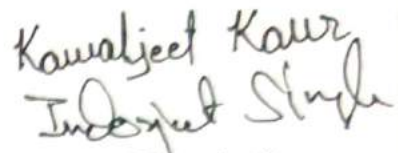
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant



WOMES CONSTRUCTION
Ranjeet kumar
PARTNER



झारखण्ड सरकार

Document Registration Summary 1

Date :-28-Aug-2019

- Government/Market Value: ₹9497200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 196770

Receipt Date : 28-08-2019

Presenter Name: -

On Date 28-08-2019 Presented at SRO - Ranchi
Signature of Presenter

Ranjeet Singh
SRO - Ranchi

PR	₹1
SP	₹1020
LL	₹9
A1	₹237430
Stamp Duty	₹500
Total	₹238960

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	ADONIS CONSTRUCTION	Certificate Number : IN-JH20755887016833R	500
PR	1	1	0	GRAS	RanjeetKumarSingh	GRN Number : 1902015713 DEPT Transaction Id : e54f2e4e396773e6f693 Transaction Type :	1

Ranjeet Kumar

SP	1020	1020	0	GRAS	RanjeetKumarSingh	GRN Number : 1902015713 DEPT Transaction Id : e54f2e4e396773e6f693 Transaction Type :	1020
A1	237430	237430	0	GRAS	RanjeetKumarSingh	GRN Number : 1902015713 DEPT Transaction Id : e54f2e4e396773e6f693 Transaction Type :	237430
LL	3	9	-6	GRAS	RanjeetKumarSingh	GRN Number : 1902015713 DEPT Transaction Id : e54f2e4e396773e6f693 Transaction Type :	9
Sub Total	238458	238960	-502				

Article : Development Agreement Number of Pages : 68

Mk
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer



Ranjeet Kumar



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000069626

Deed Type	Development Agreement
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 237430, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.9497169/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Siram Location :- Other Road, Siram Word No 48 Property Boundaries :- East: Private Passage, West: Private Passage, South: Part of the Plot, North: 25 Feet Wide Road Volume Number - 10Page Number - 301Khata Number - 54Plot Number - 198Holding Number - 0480003631000Z0 Area Of Land :- 13.22 Decimal

Sh./Smt. Inderjeet Singh s/o/d/o/w/o Late Gurudayal Singh has presented the document for registration in this office today dated :- 28-Aug-2019 Day :- Wednesday Time :- 17:27:33 PM







Inderjeet Singh(Individual)

Party Name	Document Type	Document Number
Inderjeet Singh	PAN/UID	731332320071



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

REKHA CONSTRUCTION
Ranjit Kumar
PARTNER



28-08-2019, 17:

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Kawaljeet Kaur Address1 - Flat No. 101 Block D Bansal Plaza Station Road Chutia Ranchi, Address2 - ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Kawaljeet Kaur Address:- Flat No- 101, Block- D, Bansal Plaza Appartment, , Station Road, Chutia, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:36			<i>Kawaljeet Kaur</i>
2	Inderjeet Singh Address1 - Flat No. 201 Bansal Plaza Chutia Ranchi, Address2 - ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Inderjeet Singh Address:- Flat No- B-201 Bansal Plaza 2nd Floor, , Station Road, , Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:39			<i>Inderjeet Singh</i>

Rajesh Kumar

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	Adonis Construction Through Its Partner Ranjeet Kumar Singh Address1 - HI/229, Harmu Housing Colony Argora Ranchi, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Ranjeet Kumar Singh Address:- HI- 234, Near Saint Kuldeep School, Harmu Housing Colony, Harmu, Doranda, Ranchi, 834002, Jharkhand, India		CLAIMANT Age:48			<i>Ranjeet Kumar</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Karan Kumar S/o-D/o Kapil Deo Thakur Address1 - H.I -229 Harmu Housing Colony Doranda Ranchi, Address2 - Jharkhand PAN No.:			<i>Karan Kumar</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Karan Kumar Address1 - H.I 229 Harmu Housing Colony Doranda Ranchi, Address2 - Jharkhand			

Signature of Operator

[Handwritten Signature]

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

ADONIS CONSTRUCTION
Ranjeet Kumar

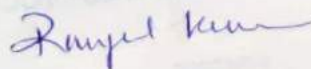
Above mentioned, (**Kawaljeet Kaur , Inderjeet Singh**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Karan Kumar**) Son/Daughter/Wife of (**Kapil Deo Thakur**) resident of (**H.I -229 Harmu Housing Colony Doranda Ranchi**) and by occupation (**Business**).

Signature of  Registering Officer

Date:- 28-Aug-2019

Seal and Signature of  Registering Officer



REGISTRAR OF JHARKHAND


Token No.: 20190000069626

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **28-Aug-2019** by **Inderjeet Singh, S/O, D/O, W/O Late Gurudayal Singh** resident of Flat No. 201 Bansal Plaza Chutia Ranchi;

This deed was registered as Document No:- **2019/RAN/6926/BK1/6137** in Book No :- **BK1**, Volume No :- **774** from Page No :- **253** to **320** at, office of **SRO - Ranchi**

CONS. CONSTRUCTION
Ranjit Kumar

Date:- **28-Aug-2019**

Registering Officer

