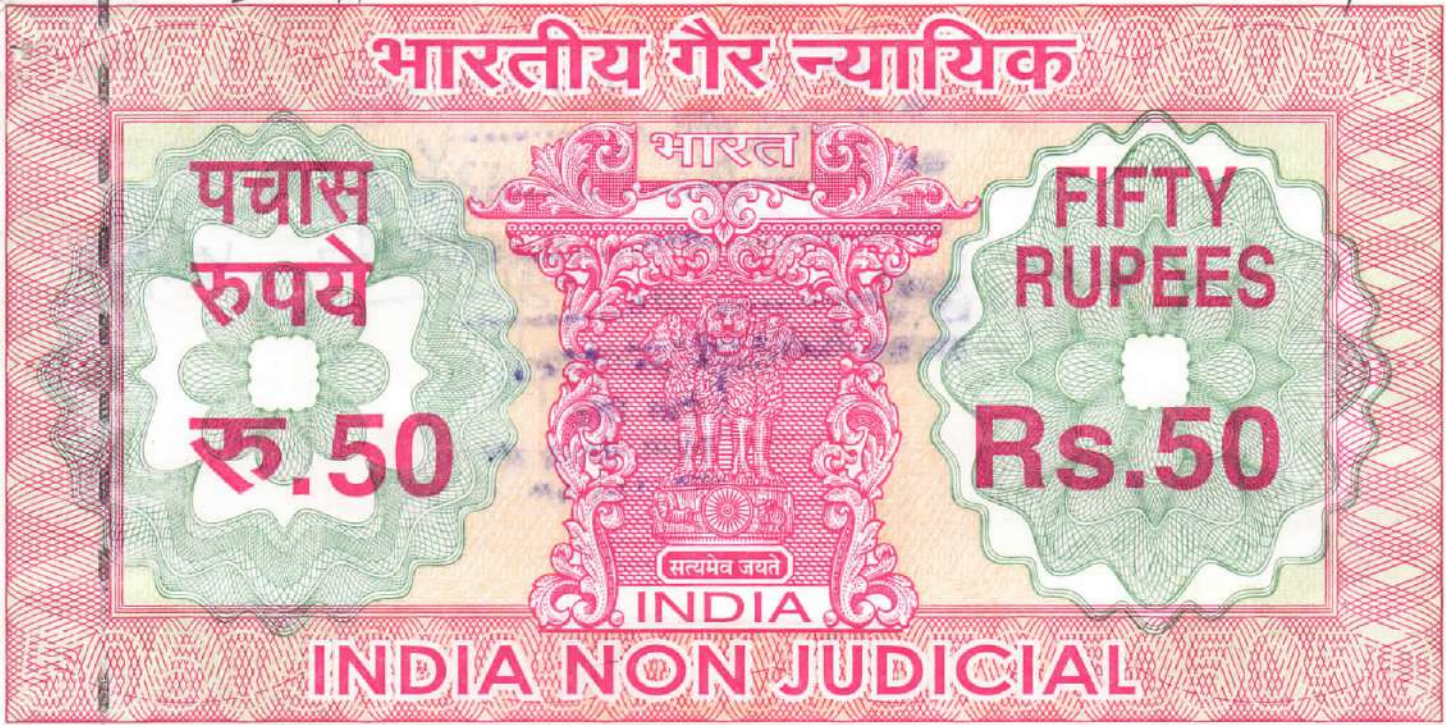


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निबन्धन नियम 21 के अधीन तथा छोटा नागपुर
टेनेन्सी एक्ट 1908 की धारा के अधीन,
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची
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(स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
आपेक्षित नहीं)

निबन्धन पदाधिकारी
शहरी क्षेत्र-3, कानि.री.क
8-08-2018

रुसिना
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Manish Kumar
08/08/2018

जाति - कोइरी

D. Agreement

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



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

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this the 8th day of August 2018

BETWEEN

(1) Smt. Urmila Devi W/o Sri. Brahmdeo Prasad, aged about 56 years, by occupation House Wife, UID No. 5088 5357 2457, PAN No. ASLPD3756H, Mobile No.-9771826459 .

(2) Sri Brahmdeo Prasad S/o Late Ganauri Mahto, aged about 62 years, by occupation Govt. service (retired), UID No. 8796 2549 2595 , PAN No. ABGPP4855P , Mobile No.-9431767156 .

Both above by caste Koiri , by faith Hindu , by Nationality Indian, resident of 17, Annapurna Enclave, Maitri Marg, P.S. Bariatu, town and District Ranchi, Jharkhand. hereinafter collectively called the **LAND OWNERS/FIRST PART/FIRST PARTY** .

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AND

M/S ORIENTAL BUILDERS AND DEVELOPERS , through its Proprietor **Sri Manish Kumar Singh** son of Sri Tarkeshwar Prasad Singh, aged about 46 Years, by occupation business, UID NO. 4482 0290 4254, PAN No. - AVIPSS5773M, Mobile No.- 7004502101, by caste Rajput, by faith Hindu, by Nationality Indian, resident of Flat No. 1/C , 1st Floor, Saryu Apartment , Surya Vihar Colony, Opposite CIMFR Main Gate, Bartand, Post and District Dhanbad, Jharkhand, hereinafter called the **DEVELOPER/ SECOND PART/ SECOND PARTY.**

The term the Landowners and the Developer shall mean and include in the context below their respective heirs, legal representatives, executors, administrators , successors in interest and assigns;

WHEREAS the First party/ Landowners are the owners of the property fully and particularly described in Item no. 1 to 3 to the Schedule-A annexed below.

AND WHEREAS the Landowner no.1 namely Urmila Devi W/o Sri Brahmdeo Prasad purchased the property comprising within the portion of R.S. Plot no. 1744 marked as Sub Plot no.1744/C-1 under Khata no. 4, Ward no. V, measuring an area 5.59 katha i.e.9.25 decimals, situated at village Booty, P.S. no. 182, P.S. Sadar, Anachal Bargain, Holding no. 0050003283000Z0, town and District Ranchi along with Private Road by virtue of registered Deed of Sale dated 21.7.2017 which is entered in book no.I , Volume no. 116, Page no. 427 to 482 being Deed No. 1217/1086 in the year 2017 which is morefully and particularly described in Item no.1 to the Schedule annexed below.

AND WHEREAS after purchase of the same Smt. Urmila Devi came in peaceful possession over the same as owner thereof and mutated her name from the office of the Anchal Adhikari ,Bargain Anchal , Ranchi vide Mutation case no. 826 R27/2017-18 and regularly paid rent and taxes to the state which is entered in Page No. 62, Volume No. 9 of Register-II and current rent receipt No. is 0358284706.

AND WHEREAS by another Deed of sale dated 19.11.1996 the Landowner no.1 purchased a property under khata no. 4 comprising within portion of R.S. plot no. 1744 marked as Sub Plot no. 1744/B-1 measuring an area 4.84 kathas or 8.01 decimals situated at village Booty, P.S. no. 182, P.S. Sadar, Anchal Bargain, Ward no. 5, Holding no. 0050003295000A3, town and District Ranchi along with private road by virtue of registered Deed of Sale dated 19.11.96 being Deed no.9148/8549 in the year 1996 which is morefully and particularly described in Item no. 3 to the Schedule annexed below.

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AND WHEREAS after purchase of the same Smt. Urmila Devi came in peaceful possession over the same as Owner thereof and mutated her name from the office of the Anchal Adhikari ,Town Anchal (at present Bargain Anchal) , Ranchi vide Mutation case no. 3345R27 /2000-01 and regularly paid rent and taxes to the state which is entered in Page No. 32, Volume No. 4 of Register-II and current rent receipt No. is 0200390175.

AND WHEREAS the **LANDOWNER** no. 2 namely Sri Brahmdeo Prasad son of Late Ganauri Mahto purchased the portion of the property comprising within R.S. Plot no.1744 marked as Sub plot no.1744/C-1/A under khata no. 4, Ward no. 5, measuring an area 3.02 katha or 4.99 decimal situated at village Booty, P.S. no. 182, P.S. Sadar, Anchal Bargain, Holding no. 0050003284000Z0, town and District Ranchi along with private road by virtue of registered Deed of Sale dated 27.7.2011 which is entered in book no. 1, Volume no. 780, Page no. 413 to 432 being Deed no. 20548/17722 in the Year 2011 from the office of the District Sub Registrar, Ranchi Which is morefully and particularly described in Item No. 2 to the Schedule annexed below.

AND WHEREAS after purchase of the same Sri Brahmdeo Prasad came in peaceful possession over the same as owner thereof and muted his name from the office of the Anchal Adhikari ,Bargain Anchal , Ranchi vide Mutation case no. 825R27/2017-18 and regularly paid rent and taxes to state which is entered in Page No. 60, Volume No. 9 of Register-II and current rent receipt No. is 0023245186.

AND WHEREAS the Land owners are unable to put their property which is morefully and particularly described in Item no.1 to 3 to the schedule annexed below for any beneficial use and therefore they have decided to amalgamate their land and develop the same for their benefit.

AND WHEREAS the Land owners being the First Party of these presents desires to develop their land more fully described in Item no.1 to 3 to the schedule annexed below and to construct multistoried building over the same.

AND WHEREAS the Developer approached the landowners and requested them to allow him to develop the property which is morefully and particularly described in Item no.1 to 3 to the schedule annexed below and shown in Red Wash in the sketch map attached hereto as part hereof.

AND WHEREAS the Landowners/First party has accepted the proposal of the Developer being the Second party of these presents and also approved the scheme of development of the land which is morefully and particularly described in Item no.1 to 3 to the schedule annexed below and shown in Red wash in the sketch map attached hereto as part hereof on the following terms and conditions:-

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Mandish Kumar Singh
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NOW THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS:-

1. The Landowners shall handover the land which is morefully and particularly described in schedule-A below to the developer for development of the same on the date of signing of this agreement for the process of construction such as Boring , labours shed etc..

2. At the time of signing of this agreement the Developer shall pay to the Landowners No.1 a sum of **Rs 5,00,000/- (Five Lakhs)** by cheque no-019588 of **IDBI Bank**, Bartand Branch, Dhanbad in the name of **Smt. Urmila Devi** W/o Sri. Brahmdeo Prasad. The said amount shall be refunded by the First party to the Second party after completion of the project without any interest.

3. The Developer shall proceed expeditiously for preparation of the building plan and drawing by a licensed architect or planner immediately after the execution of this development agreement and it shall be approved by Landowners before submission for sanction by Ranchi Municipal Corporation/ RRDA or any other Competent authority.

4. The Land Owners shall handover the copies of the documents to the developer in connection with aforesaid land and also show Original Land Related Papers as and when required by Banks, Tentative Flat Buyers agreement and their loan process , Approval Authority etc.

5. The Developer shall thereafter submit the building construction plan/drawing to Ranchi Municipal Corporation/ RRDA or any other Competent authority for sanction by his own signature. The Developer shall also sign all the forms/ affidavit or other applications in order to submit the plan/map etc. before the competent authority.

6. The Developer shall get the building plan /drawing sanctioned by Ranchi Municipal Corporation /RRDA/ Other competent authority as early as possible from the date of this agreement.

7. All the expenses for preparation of the building plan, for obtaining sanction from Ranchi Municipal Corporation/RRDA/other competent authority and for development & construction/completion of proposed multi storied complex in all respect shall be borne by the Developer.

Be it noted that during the course of development work as per sanctioned plan of Ranchi Municipal Corporation/Ranchi Regional Development Authority, the Developer must be more careful for the process of development and construction of the building complex to avoid any deviation from the sanctioned plan.

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8. The Landowners shall have every right to see as to whether the building is being constructed are according to the sanctioned plan and also according to the specifications.

9. The Developer shall use the best materials as per specifications in Schedule-D of this agreement for construction of whole complex. If the landowners at any time found any inferior quality of material is being used then they shall ask the Developer to substitute the same by the standard quality of materials.

10. In lieu of the land given by the Landowners to the developer the Land owners or their nominees shall get 40% of the super built up area in the proposed multi-storied complex which is described in schedule – B below and rest of the 60 % of the super built up area described in Schedule-C shall be allotted to the developer or his nominees. This also includes the open roof, Parking space etc. as well as the impartial and undivided share of land over which the building constructed .

11. The developer shall adhere strictly to the building sanctioned plan and also the rules and regulations of the Ranchi Municipal Corporation/ RRDA and Govt. rules and regulations.

12. The share of the Landowners or their nominees in the super built up area in the proposed multi-storied building shall be 40% including the roof top , parking space etc. as well as undivided, impartial share of land in which the complex shall be constructed which is morefully and particularly described in Schedule-B below.

13. The share of the Developer or his nominees in the super built up area of the complex shall be 60%. This also includes the roof right, parking space etc. as well as the undivided, impartial share of land in which the complex shall be constructed which is morefully and particularly described in Schedule-C below.

14. The construction shall be completed within 30 months from the date of sanctioned plan by Ranchi Municipal Corporation, Ranchi/ RRDA. If for any sufficient reason or for any other reasons which is attributable to the Developer the construction is not completed within 30 months then a grace period of 6 months shall be given to the Developer and the Developer shall be bound to complete the whole construction work in all respects and handover the 40% of the super built up area to the Land owners in the proposed multi-storied building including the proportionate share of roof right ,parking space etc. together with undivided indivisible share of land which is morefully and particularly described in Schedule-B below.

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It be noted that if the Developer fails to complete the entire construction work within the above mentioned stipulated period then the Developer shall be liable to pay Rs.5,000/-per month per Flat to each of the land owners as compensation for delay.

However, upon any governmental or municipal action, any Judicial court, any situation which shall be beyond the control of the Developer which in any way adversely affects the acts of the Developer to construct the said Complex, the Second Part shall not be bound or liable to pay the compensation to the Land Owners for said period of delay.

15. To enable the Developer to give effect to the terms of the Development agreement, the Land Owners have given/delivered a **Power of Attorney** to the Developer through this Registered Development agreement and on the basis of this **Power of Attorney** -

(i) The Developer shall do and perform all acts, deeds, matter and thing in terms of this Development agreement.

(ii) The Developer shall have the power/right to enter into an agreement for Sale / mortgage of Flats/to execute and present Sale Deed before proper registration authority or any other transfer Deed for transfer of Developer's share Flats/ units, Parking space etc. only in favour of Prospective Purchaser/ Purchasers in any Registrar /sub registrar office in Ranchi, Jharkhand .

(iii) If required the Land Owners/ Nominees shall execute a fresh registered Power of Agreement to expedite the activities in terms of this Development Agreement and Sale of Developer's Share.

16. All Municipal Taxes and other statutory charges till the date of Handing over the possession for the development shall be borne by Land owners and thereafter till the delivery of possession of the constructed area , the same will be borne by the Developer .

17. The Developer shall have the entire responsibility for the entire work. The Developer shall also be solely responsible for the labours, employees and staffs which shall be engaged by the Developer.

18. The Developer shall always keep the land fully indemnified from any civil or criminal cases.

19. The Landowners shall indemnify the Developer any loss suffered by the Developer if the housing project which is subject matter of the present agreement is stalled by any covert or invert act/ deeds done by or on behalf of the Landowners which includes any legal hurdles initiated by any person claiming to be Landowner/ legal heirs of the aforesaid property in question.

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20. The amount which shall be paid by the Developer to the land owners mentioned above shall be refunded by the landowners to the Developer during handing over the Landowner's share by the Developer. It is hereby agreed by and between the parties hereto that it will be responsibility of the Developer to defend all actions and proceedings in respect of the title and/or possession of the Land owners property which is morefully and particularly described in schedule-A below.

21. The Landowners assure the Developer that they have not entered in the past into any agreement for Sale or development of the aforesaid property or any part thereof nor have made any agreement with any one whatsoever regarding the said property or a part thereof.

22. The Landowners assure the Developer that No Notice or Notification for acquisition/ requisition under any statute of the past or presently in force has been received, served or passed by the concerned authority for acquisition or requisition of the aforesaid property or a part thereof.

23. The Landowners assure the Developer that apart from the First Part , no one else is entitled to or has any share, right, title or interest over and in respect of the aforesaid property or any part thereof as a partner or partnership in any joint family or in other manner whatsoever.

24. The Land owners further assures the Developer that the land which is morefully and particularly described in Schedule-A below is free from all encumbrances whether in title or in possession.

25. The First Party irrevocably undertakes not to sale, dispose off, alienate, charge, encumber, lease or otherwise transfer the aforesaid property or any part thereof except the Land owners allocation during the currency of this agreement and undertakes jointly and severally, not to do any act, deed, matter or thing which shall be in the breach of the terms of this agreement. The First Party shall at no point of time during continuation of this agreement try to dispossess the Second Party from the said Property, except in case of any violation in accordance with this agreement.

26. The Second Party undertakers to always keep the First Party indemnified and save harmless in respect of all claims or damages, compensation or expenses payable in consequences of any injury or accident sustained by any workmen, artisan or invitees or other persons in the property whether in the employment of the Developer or not, while in or upon the said property, and during the period of construction of the said multistory building.

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27. The Developer shall be entitled to borrow money from any bank against mortgage of the constructed Flats in his own share without creating any financial liability on the Landowners or affecting their interest or entitlement.

28. The Purchaser of the Flat or Whatsoever will have equitable right, interest, title over lift, generator etc such other common area facilities after the units of the complex are sold to them by First Party/Second Party.

29. At all the stages of construction and upon completion of the Complex both Party and their Nominees shall have absolute right, title and interest over their respective share and they will be free to own, sale or transfer their share without the permission of each other.

30. The cost of this Deed and any other instrument following this, for the sake of this development shall be borne by the Developer.

31. It is agreed and understood that the Second Party is not allowed to transfer or assign the development right to any third person or entity without the written consent of the First Party.

32. It is agreed and understood that the Second Party shall act as an independent Party and not as an agent of the First Party for the purpose of construction of the proposed building and shall keep the First Party indemnified from any sort of claim, penalty, cost, Government Compliance, demands arising out of or connected to any act or omission by the Second Party in planning, execution or construction of the proposed building and other works envisaged by this agreement. The Second Party also agrees to accept service of any Writ, Summons other Legal process or Notice or to appear and represent the First Party in any Court or before any Government Authority/ Magistrate or any Local Body, in connection with the development of the aforesaid Property and to uphold the safety and security of the said Property and to take all measures to protect the right, interest and title of the First Party at all times until its completion and handing over his share/ allocation to the First Party.

33. The Second Party shall approach the various Authorities for obtaining various service connections for the aforesaid land and/or the building to be constructed thereon and the First Party shall not be liable to defray any cost or claim of any Party arising there from.

34. The Second Party agrees and covenants with the First Party to get all sorts of clearances and sanctions from all authorities that may be

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necessary for the purpose of construction and after constructing and completion of the building the Second Party must obtain the completion/ Occupation certificate from RMC/RRDA or other Competent Authority with the assistance and cooperation of the First Party.

35. The Second Party/Developer shall issue POSSESSION CERTIFICATE in favour of First Party/ Land Owners with respect to the Land Owners ' allocation of Flats/Units, Parking space, etc free from any attachment, encumbrances or charge of any kind, at the time of handing over of Possession of such Flats/ Units etc to the First Party/ Land Owners.

36. The Cost of registration with respect to the Flats, Parking Spaces etc shall be borne by the Prospective Buyers.

37. The Developer shall be authorized and entitled to enter into an agreement for Sale of its own allocation/ share in the multistorey building and shall allot Flats and Parking Spaces and execute necessary documents to the respective allottees/ buyers and shall exclusively be entitled to realise all amount of Money recoverable under such agreement/allotment and also to solely responsible for all such Money received for development and construction of proposed Multistory building.

38. The First Party shall not be held responsible for any dispute between the Purchasers of the Flats of Second Party. It will be the sole responsibility of the Second Party to sort out the differences of any kind, if any with the Purchasers.

39. In case there be any defect in the title of the First Part or there be any liability or any encumbrance on the Property, then in such event, the Second Part shall be entitled to have such defects cured and/or liability cleared for and on behalf of the First Part at the cost and expense of the First Part.

40. If any correction, alteration and revision in the building plan shall be required by RMC/RRDA before or after getting approval of the plan of the Complex, the Second Party shall be entitled to make the same after intimating the First Party.

41. The Second Party shall construct the Multistory Building in two blocks on the aforesaid property of the First Party on the basis of sanctioned plan in terms of prevailing planning standard and building byelaws.

42. This Agreement shall never be deemed to constitute any Partnership of any Sort between the Landowners and the Developer.

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43. The First Party and Second Party have mutually agreed to Sale their respective share @ 3000/- per sq.ft minimum as basic price to be revised upward from time to time.

44. It is mutually agreed and understood that a separate supplementary agreement shall be made/ executed on later date between Landowners and Developer after the proposed building plan is passed/sanctioned by Ranchi Municipal Corporation/RRDA to ascertain and mutually decide the exact and specific allocation of both Party's share to this development agreement in each floor of the building following which the Proposed Building Construction shall commence.

45. The Landowners shall not be responsible in any matter whatsoever in future if legal compliance arises regarding the process of development and construction of the said multi-storied residential building complex which is to be constructed by the developer of these presents.

46. In case of any dispute difference between Land owners and Developer arising out of or relating to this development agreement, the same shall be settled by three Arbitrators one each to be appointed by each Party and the third Arbitrator to be appointed by such Arbitrators. Mutually and majority decision of such Arbitrators shall be binding upon both the Party as per Arbitration and Conciliation Act 1999 and/or shall be the Jurisdiction of Civil Court at Ranchi, Jharkhand only.

47. The maintenance of the building shall be responsibility of the Developer for 1 year/during the period of 1 year after completion of the proposed multi-storied building. If the building or any part thereof is damaged within 1 year then the Developer shall remove and /or repair the defect at his own costs and expenses.

48. It shall be the responsibility of the Developer to form Flat Owners/ Flat residents Association within one Year of the handing over Possession. Thereafter the Developer will handover all common facilities to the Association. Till the Developer hands over all common facilities to the association, flat owners shall pay the maintenance charges to the Developer and thereafter to the Association.

49. The Fractional share shall be taken by any Party in complete unit after making a payment of fractional Part @ Rs 3000/-per sq-ft. on super Built up Area during handing over the Land Owners share by the Developer.

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50. The Land Owners shall not pay the cost of Lift, Generator, electricity, water supply and any other fitting & fixtures to the Developer.

51. The name of the proposed multistoried complex has been finalized "Oriental Garden".

52. That the contents of this agreement read over and explained to the parties in Hindi which they understood.

SCHEDULE-A

Description of the property

Item No.1

Property Comprising within R.S. Plot no. 1744 marked as Sub Plot no.1744/C-1 under Khata no. 4, Ward no. 5, Holding no. 0050003283000Z0 measuring an area 5.59 katha i.e.9.25 decimals including 14 ft wide private road situated at village Booty, P.S. No. 182, P.S. Sadar, town and District Ranchi.

Boundary :- North – 14' wide Pvt. Road, South – Sub Plot No. 1744/Part
East – Plot No. 1743, West – Plot No. 1744/Part

Item No.2

Property comprising within R.S. Plot no. 1744 marked as Sub Plot no.1744/C-1/A under khata no. 4, Ward No. 5, Holding no. 0050003284000Z0 measuring an area 3.02 katha i.e. 4.99 decimal including 14 ft wide private road situated at village Booty, P.S. No.182, P.S. Sadar, town and District Ranchi.

Boundary :- North – 14' wide Pvt. Road, South – Sub Plot No. 1744/Part
East – Sub Plot No. 1744/Part, West – Village Road

Item No.3

Property comprising within R.S. Plot no. 1744 marked as Sub plot no.1744/B1 under khata no. 4, Ward No. 5, Holding No. 0050003295000A3 measuring an area 4.84 kathas i.e. 8.01 decimals including 14 ft wide Private road situated at village Booty P.S. No.182, P.S. Sadar, town and District Ranchi.

Boundary :- North – Plot No. 1744/Part, South – 14' wide Pvt. Road
East – Sub Plot No. 1744/Part, West – Village Road

Total land area 22.25 decimals at rate of Rs. 5,49,062/- per decimal total cost of the land Rs. 1,22,20,000/- for the purpose of stamp duty and registration fee.

SCHEDULE-B

Description of the super built-up area allotted to the Landowners.

40% constructed area in the proposed multistoried building constructed by M/s Oriental Builders & Developers on the above mentioned Schedule-A property together with proportionate share of roof right, undivided indivisible share of land, parking space and all fittings & fixtures i.e. Generator, Lift etc.

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SCHEDULE-C

Description of the super built-up area allotted to the Developer

60% constructed area in the proposed multistoried building constructed by M/s Oriental Builders & Developers on the above mentioned schedule-A property together with proportionate share of roof right, undivided indivisible share of land, parking space and all fittings & fixtures i.e Generator, Lift etc.

SCHEDULE-D

Specification


1. Foundation - R.C.C. foundation as per approved design & Drawing and details of Structural consultant.
2. Structure - Moderate Earthquake resistant RCC framed Structure as per approved design and Details of Structural consultant.
3. Steel - TATA/ SAIL above 10 mm dia and up to 10 mm dia any ISI Standard Steel.
4. Brick Works - All brick work shall be of Good quality (1st class) bricks /Fly Ash Bricks as locally available with cement Mortar 1:5 and 1:6 as required.
5. Cement - Lafarge/Concreto ACC/Ultratech/Dalmia as per Architect recommendation .
6. Doors - Door Frames will be of Sal Wood and Door Shutter will be 30 mm/32 mm thick factory made water proof flush Door with all necessary fittings and will be painted with two coats of Synthetic enamel paint over a coat of primer.
7. Windows - Three track aluminum window with 4 mm thick Plain glass of Modi Guard/Saint Goban and fabricated MS Steel Grill duly painted.
8. Flooring - Vitrified Tile 2'X2' in Drawing, dining and Bedroom, kitchens, and anti skid ceramic tiles in bath rooms of Somany/Kajaria /Orient bell. Granite/ high Density Tiles finish in stair and Tiles/Marble finish in common passages and suitable Floor Tiles or Paver Blocks in parking area.
9. Kitchen - Counter slabs Black Granite top and standard ceramic tile up to 3' height on wall above Counter Slab and steel sink. Provision for electrical points for Fridge, Filter & Kitchen Equipments.
10. Toilets/Bath Room – Standard wall tiles up to 7' height, hot and cold water CPVC Pipelines in all the bathrooms (sanitary fittings of Parryware/Hindware) All CPVC fittings shall be of ISI Mark. One Power point in bathroom. Bathroom fitting of Parry ware / Jaguar make.
11. Wall finish - Oil Bound Distemper finish in interior walls and ceiling of Flats over Putty of FIRST PART'S ALLOCATION only. First quality weather coat of Burger/Asian in exterior walls as per architect.

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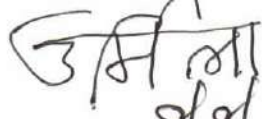

12. Electric Work - All copper wiring through PVC pipes and switch plate shall be Anchor/Havels make. Bed Rooms with AC point. All Flats and common areas will have adequate number of electrical points.
13. Electric Connection - Transformer of Adequate capacity and JSEB Connection in First Parts only.
14. Sewerage and Drainage - Sewerage disposal through Septic Tank and Soak Pit having standard PVC pipes with adequate chambers to outlet of main Drain and proper drainage system within campus to avoid water logging.
15. Water Supply-- from deep bore well to overhead RCC tank of adequate capacity.
16. Lift - As per Sanctioned plan of OTIS make.
17. Generator. - Silent diesel generator set of adequate capacity for power backup supply for common area lighting, lift, pump set to each Flat (Kirloskar/Cummins/ Ashok leyand / Mahindra make).
18. TV & Telephone points - TV points in each bedroom and 1 telephone points in every flats.
19. Pump Motor - Adequate Capacity submersible pump set of standard make as per water Yield of deep bore well.
20. Fire Fighting System ---Fire extinguisher in every floor.
21. Lighting Conductor /Arrestor will be installed.
22. Provision of Rain water harvesting will be done as per approved RMC Drawing.
23. One Guard Room with Toilet shall be provided at the main Gate.

IN WITNESSES WHEREOF the Landowners and the Developer have put their hands and seal to these presents on this the ...08... Day of Aug. 2018. At Ranchi.

WITNESSES

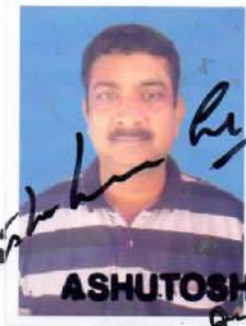
1. 
S/o Kashi Nath Thakur
Pratiksha, New Bandlagora,
Dipatoli, Ranchi
- Akyedav
2. AJAY KUMAR YADAV
3/ Anna pura Enclave
Maiti Marg Bariatu Ranchi-9

LAND OWNERS

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8/8/18
2. 
8/8/18

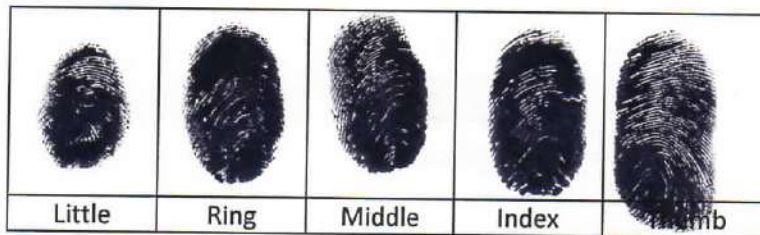
Manish Kumar
8/8/18

Signature, Photo and finger prints of all the
fingers of left hand of the DEVELOPER/SECOND PARTY



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

Manish Kumar
08/08/2018



Manish Kumar
08/08/18

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

Typed by :-

Drafted by :-

A Kumar
Adv.
08-8-18

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

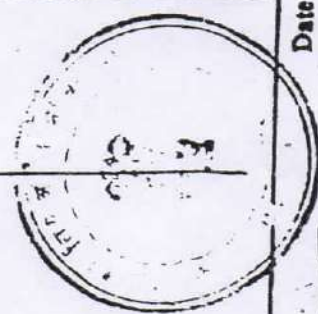
Manish Kumar
08/08/18

01 N. S. Form No. V 40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TEANCIES IN ESTATES IN GOVERNMENT

District Malda Sub-division Malda Circle / Ancha Malda Halka IV
 Name of State INDIA Taluza Number 0

S. No.	Mutation cash number in Register	Village	Thana and Thana Number	Number of tenancy to which the mutation relate	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift, exchange succession or partition	Full details of exchanges affected by mutation	Date of correction of the Halka Register by the Karmachari	Remarks
1	2	3	4	5	6	7	8	9	10
		<u>গুজ</u>	<u>১৫০১</u> <u>১৫২</u>	<u>১৩</u> <u>১৫</u> <u>১৬</u>	<u>১৫/১১/১৬</u>	<u>১৫/১১/১৬</u>	<u>১৫/১১/১৬</u>		
	<u>১৫০১</u> <u>১৫০২</u>								



Memo No. ১০০০-০১

Date

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

Circle Officer / Anchal
 Circle Anchal Adhikari

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	राँची	अनुमंडल नाम	सदर	अचल का नाम	हल्का	हल्का-04	
इस्टेट का नाम	झारखण्ड	भाग	9	पृष्ठ संख्या वर्तमान	60	थाना नं.	182
क्रमिक संख्या	केस नं.	मौजा का नाम राजस्व थाना नं.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता नं. वर्तमान	पृष्ठ संख्या वर्तमान
4826	825 /R27 2017 - 2018	बुटी/ 182	राँची	18/09/2017	By Sale Registration Decd 17722 Dated 26/07/2011	4 4 4 33	4 4 33
						खाता नं. प्लॉट नं. क्षेत्रफल	1744 4.99 डिसमील
						लगान	12
						रजिस्टर नं.	अद्यतन तिथि अभ्युक्ति

विक्रेता का नाम :
PRABHA DEVI, पति-SHIVENDRA KUMAR SINGH,
जाति-कोइरी, पत्ता-23/1 VAL VIHAR SONARI
JAMSHEDPUR

जमाबंदी रैयत का नाम :
जमाबंदी रैयत का नाम :
श्रीमति प्रभा देवी-पति-शिवेन्द्र कुमार

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
नामांतरण शुद्धि-पत्र

UKSLP/423402/



जिला का नाम राँची अनुमंडल नाम सदर अंचल का नाम बड़ागाँई हल्का हल्का-04
इस्टेट का नाम झारखण्ड भाग वर्तमान(VOL) 9 पृष्ठ संख्या वर्तमान 62 थाना नं. 182

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	लगान	रजिस्टर 2 भद्वलन तिथि अभ्युक्ति
4827	826 /R27 2017 - 2018	बुटी/ 182	राँची	04/10/2017	By Sale Registration Deed 1086 Dated 21/07/2017	खाता नं. 4 भाग वर्तमान 4 पृष्ठ संख्या वर्तमान 33	खाता नं. एलौट नं. क्षेत्रफल 4 1744 9.25 डिसमील	20	

क्रेता का नाम : (URMILA DEVIपति-BRAHMDEO PRASAD, जाति-कोइरी, पता-17 ANNAPURNA ENCLAVE BARIATU RANCHI) जमाबंदी रैयत का नाम : श्रीमति प्रभा देवी-पति-शिवेन्द्र कुमार विक्रेता का नाम : PRABHA DEVI, पति-LATE SHIVENDRA KUMAR SINGH, जाति-कोइरी, पता-23/1 BAL VIHAR SONARIN JAMSHEDPUR

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
अचलाधिकारी बड़ागाँई



Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 32
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 4
 वो सकुनत नम्बर। Receipt No. : 0200390175

बड़ागाँई बुटी 182 श्रीमति उर्मिला देवी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
4	1744	4.84 कठा 0 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	2.50					2.50
गुजारी (भावली)	0.62					0.62
सेस					
सूद	1.25					1.25
मुतफरकात	1.25					1.25
मीजान	0.50					0.50
	6.12					6.12

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)					2.50	
गुजारी (भावली)					0.62	
सेस						
सूद					1.25	
मुतफरकात					1.25	
मीजान अदायकारी					0.50	
					6.12	

(१) मीजान कुल (लफजों में) : Six Rupees and Twelve Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 6.12

तारीख अमला तहसील कुनिन्दा : 06-08-2018

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।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 60

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 9

वो सकुनत नम्बर। Receipt No. : 0023245186

बड़ागाई बुटी 182 BRAHMDEO PRASAD		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
4	1744	0 एकड़ 4.99 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

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

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	12.00					12.00
गुजारी (भावली)	3.00					3.00
सेस	6.00					6.00
सूद	6.00					6.00
मुतफरकात	2.40					2.40
मीजान	29.40					29.40

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)					12.00	
गुजारी (भावली)					3.00	
सेस					6.00	
सूद					6.00	
मुतफरकात					2.40	
मीजान अदायकारी					29.40	

(१) मीजान कुल (लफजों में) : Twenty Nine Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 29.40

तारीख अमला तहसील कुनिन्दा : 06-08-2018

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।

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

Receipt No. **518052018031818**
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : **18-05-2018**
 Ward No : **5**
 Holding No : **0050003283000Z0**

Received From Shri / Smt. **URMILA DEVI W/O BRAHMDEO PRASAD**

Address : **NEAR BUDHIYA BAGAN BOOTY RANCHI**

A Sum of Rs. **711.00** (in words) **Seven Hundred Eleven Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No **062366**

Dated **18-05-2018** Drawn on

Bank of india Place Of The Bank.

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

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2018-2019 I - 2018-2019 IV	748.52
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2018-2019 I - 2018-2019 IV	0.00
1105203	Health Cess	2018-2019 I - 2018-2019 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
		Total	749.00
		Rebate on Current Demand	37.43
		Amount Received	711.00

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18001212241 or 0651-7145511

In Collaboration with
 Sparrow Softech Pvt. Ltd.
 H-117, Harmu Housing Colony,
 Sahjanand Chowk, Harmu Road,
 Ranchi - 834002

RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **518052018032056**Date : **18-05-2018**

Department / Section : Revenue Section

Ward No : **5**

Account Description : Holding Tax & Others

Holding No : **005000328400020**Received From Shri / Smt. **BRAHMDEO PRASAD S/O LATE GANAURI MAHTO**Address : **NEAR BUDHIYA BAGAN BOOTY RANCHI**A Sum of Rs. **384.00** (in words) **Three Hundred Eighty Four Rupees Only**towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No **062366**Dated **18-05-2018** Drawn on**Bank of India** Place Of The Bank.

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

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2018-2019 I - 2018-2019 IV	403.80
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2018-2019 I - 2018-2019 IV	0.00
1105203	Health Cess	2018-2019 I - 2018-2019 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
		Total	404.00
		Rebate on Current Demand	20.19
		Amount Received	384.00

For Details Please Visit : www.ranchimunicipal.com
OR Call us at 18001212241 or 0651-7145511In Collaboration with
Sparrow Softech Pvt. Ltd.
H-117, Harmu Housing Colony,
Sahjanand Chowk, Harmu Road,
Ranchi - 834002

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

Receipt No. **518052018031543**
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : **18-05-2018**
 Ward No : **5**
 Holding No : **0050003295000A3**

Received From Shri / Smt. **MRS URMILA DEVI W/O MR BRAHAMADEO PRASAD**

Address : **BUTI**

A Sum of Rs. **74.00** (in words) **Seventy Four Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No **062366**

Dated **18-05-2018** Drawn on

Bank of india Place Of The Bank.

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

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2018-2019 I - 2018-2019 IV	82.08
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2018-2019 I - 2018-2019 IV	0.00
1105203	Health Cess	2018-2019 I - 2018-2019 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
		Total	82.00
		Rebate on Current Demand	4.10
		Advance	4.10
		Amount Received	74.00

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18001212241 or 0651-7145511

In Collaboration with
 Sparrow Softech Pvt. Ltd.
 H-117, Harmu Housing Colony,
 Sahjanand Chowk, Harmu Road,
 Ranchi - 834002

Buli

समसौजा बुली की रकबा

नाम बाना रैंची

पाना नम्बर १२२

जिला राँची

खेत एक माहला नम्बर १६ हत्ता

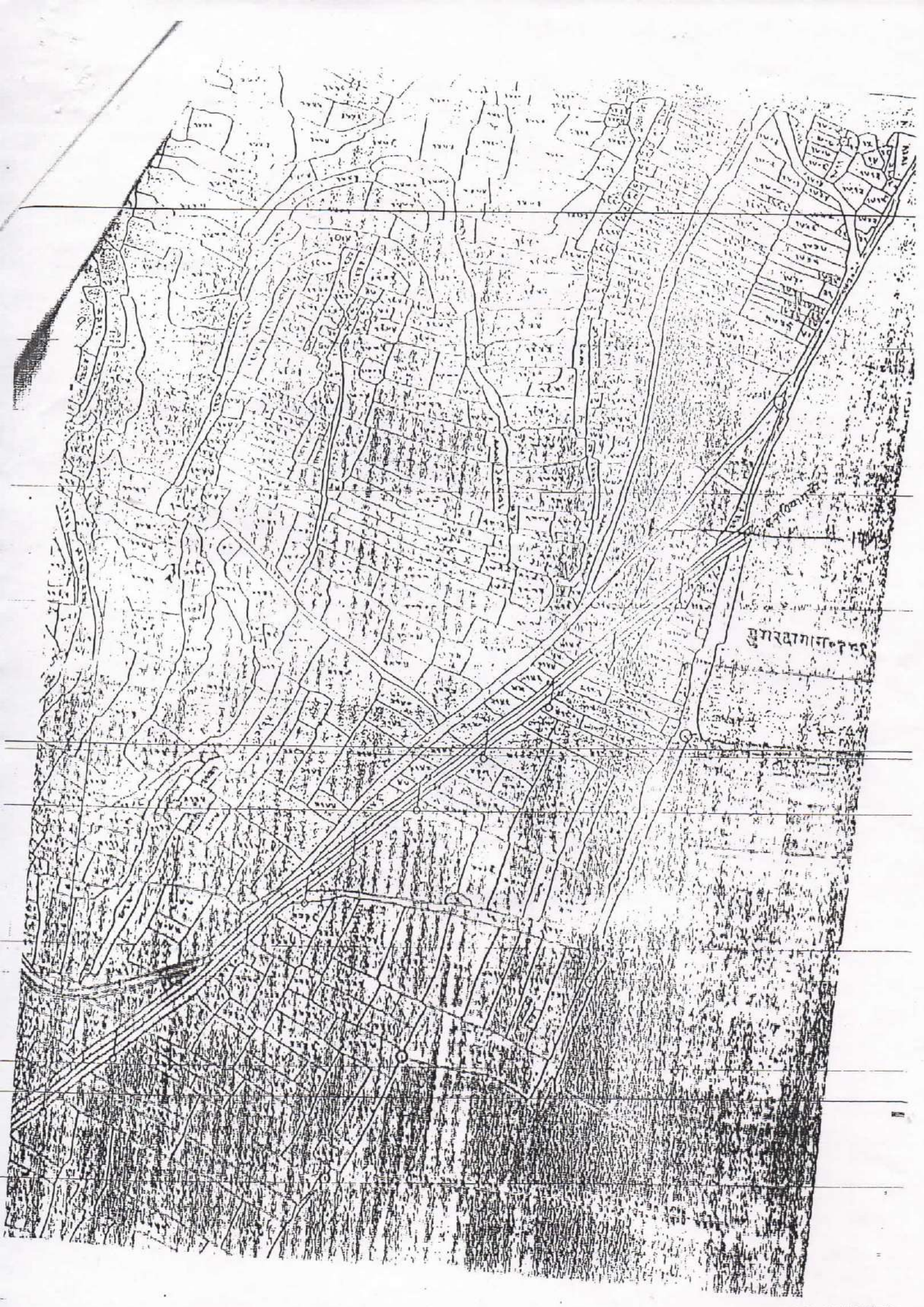
सन् १९३२ - ३३ परी

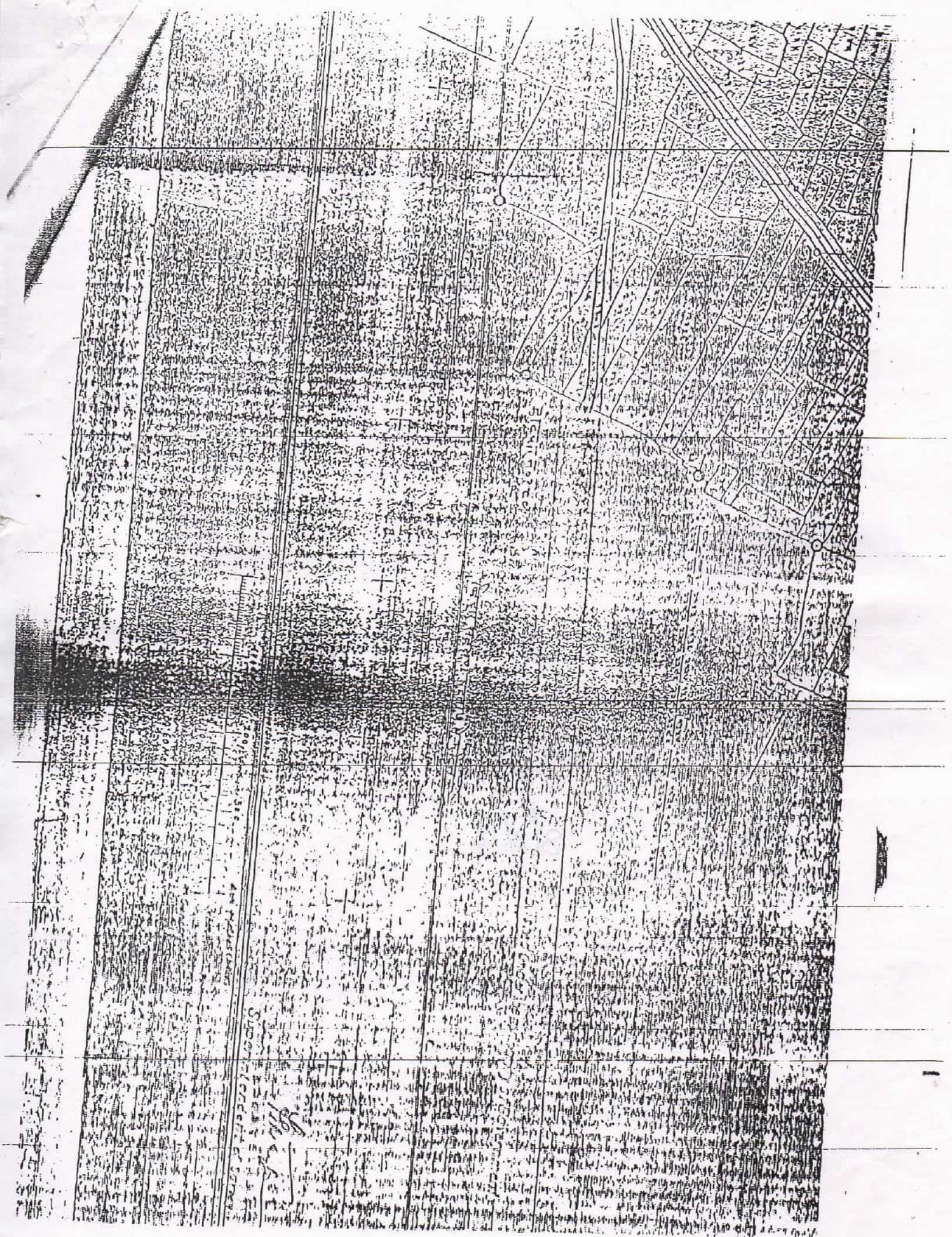
सदामोदिन-१-४

सदामोदिन-१-४

सदामोदिन-१-४









निबंधन विभाग, झारखंड
RNCURB3

Token No.18Token Date: 8/8/2018

Party Name: URMILA DEVI

Father/Husband Name: BRAHMDEO PRASAD

(Executant)

17 ANNAPURNA ENCLAVE MAITRI MARG BARIATU RANCHI

Deed Type: Development Agreement

Party Details	
Name :	Urmila Devi
Gender :	F
DOB :	06-10-1962
C/o :	W/O Brahmdeo Prasad
District :	Ranchi
House/Building No. :	DUPLEX 17,ANNAPURNA ENCLAVE
Locality :	HOUSING COLONY, PO/PS-BARIATU
Pincode :	834009
Post Office :	
State :	Jharkhand
Village/Town/City :	Bariatu
Aadhaar No :	xxxxxxxx2457
Photo :	

Registering Officer

Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
RNCURB3

Token No.18Token Date: 8/8/2018


Party Name: BRAHMDEO PRASAD

Father/Husband Name:LATE GANAURI MAHTO

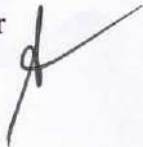
(Executant)

17 ANNAPURNA ENCLAVE MAITRI MARG BARIATU RANCHI

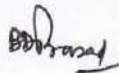
Deed Type: Development Agreement

Party Details	
Name :	Brahmdeo Prasad
Gender :	M
DOB :	12-02-1956
C/o :	S/O Late Ganauri Mahto
District :	Ranchi
House/Building No. :	
Locality :	17, Annapurna Enclave,Maitri Marg
Pincode :	834009
Post Office :	
State :	Jharkhand
Village/Town/City :	Bariatu
Aadhaar No :	xxxxxxxx2595
Photo :	

Registering Officer



Party Signature



Operator's Signature





निबंधन विभाग, झारखंड
RNCURB3

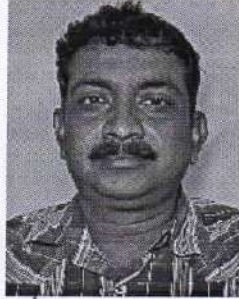
Token No.18Token Date: 8/8/2018


Party Name: ORIENTAL BUILDERS AND DEVELOPER THRO. ITS PROP. MANISH KUMAR SINGH

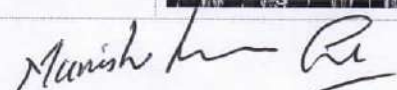
Father/Husband Name:TARKESHWAR PRASAD SINGH
(Claimant)

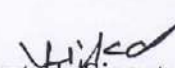
FLAT NO- 1/C 1st FLOOR SARYU APARTMENT SURYA VIHAR COLONY OPP.
CIMFR MAIN GATE BARTAND DHANBAD

Deed Type: Development Agreement

Party Details	
Name :	Manish Kumar Singh
Gender :	M
DOB :	20-04-1971
C/o :	S/O Tarkeshwar Prasad Singh
District :	Dhanbad
House/Building No. :	SARYU
Locality :	SURYA VIHAR COLONY
Pincode :	826001
Post Office :	
State :	Jharkhand
Village/Town/City :	BARTAND
Aadhaar No :	xxxxxxxx4254
Photo :	


Registering Officer


Party Signature


Operator's Signature



निबंधन विभाग, झारखंड
RNCURB3

Token No.18Token Date: 8/8/2018


Party Name: SURENDRA KUMAR

Father/Husband Name:KASHI NATH THAKUR

(Identifier)

PRATIKSHA NEW BANDHGARI NEAR SHIVAM APARTMENT DIPATOLI BARIATU
RANCHI

Deed Type: Development Agreement

Party Details	
Name :	Surendra Kumar
Gender :	M
DOB :	02-01-1987
C/o :	S/O,Kashi Nath Thakur
District :	Ranchi
House/Building No. :	Pratiksha
Locality :	Dipatoli
Pincode :	834009
Post Office :	
State :	Jharkhand
Village/Town/City :	Bariatu
Aadhaar No :	xxxxxxxx9792
Photo :	

Registering Officer

Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
RNCURB3
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 18 Token Date/Time: 08/08/2018 13:02:54.

Document Type	Development Agreement	Presenter	URMILA DEVI
Presenter Name & Address	17 ANNAPURNA ENCLAVE MAITRI MARG BARIATU RANCHI	Date of Entry	08/08/2018
Stampable Doc. Value	12220000	Total Pages	88
Document/Transaction Value	12220000	Book	1
Special Type		CNO/PNO	
Remarks / Other Details	SUB PLOT NO- 1744/C-1 , AREA - 9.25 DECIMAL, SUB PLOT NO- 1744C-1/A, AREA - 4.99 DECIMAL, SUB PLOT NO- 1744/B1 AREA - 8.01 DECIMAL		

Property Details:													App. ID	239381	e-Stamp Cert. No.		
Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl Vol	Regl Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
Baragai	182.5		Booty	4	1744.9	62	RSP	RSP	14 FT. WIDE PRIVATE ROAD	PART OF SUB PLOT NO- 1744/D	VACANT LAND	SUB PLOT NO- 1744/PART	0050003283000Z0	RANCHI MUNICIPAL CORPORATION	U_COM	9.25 Decimal	5078823.5
Baragai	182.5		Booty	4	1744.9	60	RSP	RSP	14 FT. WIDE PRIVATE ROAD	PART OF SUB PLOT NO- 1744/D	REMAINING PORTION OF VENDORS LAND	APPROACHED ROAD	005000328400Z0	RANCHI MUNICIPAL CORPORATION	U_COM	4.99 Decimal	2739819.38
Baragai	182.5		Booty	4	1744.4	32	RSP	RSP	SUB PLOT NO- 1744 / PART	14 FT. WIDE PRIVATE ROAD	SUB PLOT NO- 1744 / PART	VILLAGE ROAD	0050003295000A3	RANCHI MUNICIPAL CORPORATION	U_COM	8.10 Decimal	4447402.2

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address
Executant	URMILA DEVI	BRAHMDEO PRASAD	H-WIFE	पति	कोइरी	Female	ASLPD3756H	xxxxxxxxx56	xxxxxxxxx2457	17 ANNAPURNA ENCLAVE MAITRI MARG BARIATU RANCHI	17 ANNAPURNA ENCLAVE MAITRI MARG BARIATU RANCHI
Executant	BRAHMDEO PRASAD	LATE GANAURI MAHTO	RETED.	पिता	कोइरी	Female	ABGPP4855P	xxxxxxxxx56	xxxxxxxxx2595	17 ANNAPURNA ENCLAVE MAITRI MARG BARIATU RANCHI	17 ANNAPURNA ENCLAVE MAITRI MARG BARIATU RANCHI
Claimant	ORIENTAL BUILDERS AND DEVELOPER THRO. ITS PROP. MANISH KUMAR SINGH	TARKESHWAR PRASAD SINGH	BUSINESS	पिता	राजपुत	Male	AVIPS5773M	xxxxxxxxx01	xxxxxxxxx4254	FLAT NO- 1/C 1st FLOOR SARYU APARTMENT SURYA VIHAR COLONY OPP. CIMFR MAIN GATE BARTAND DHANBAD	FLAT NO- 1/C 1st FLOOR SARYU APARTMENT SURYA VIHAR COLONY OPP. CIMFR MAIN GATE BARTAND DHANBAD
Identifier	SURENDRA KUMAR	KASHI NATH THAKUR	BUSINESS	पिता	राजपुत	Male	NOT REQ.	xxxxxxxxx65	xxxxxxxxx9792	PRATIKSHA NEW BANDHGARI NEAR SHIVAM APARTMENT DIPATOLI BARIATU RANCHI	PRATIKSHA NEW BANDHGARI NEAR SHIVAM APARTMENT DIPATOLI BARIATU RANCHI

Fee Details:

SN.	Fee Name	Net Amount
1	E1	305500.00
2	SP	1320.00
	Total	306820.00

उर्मिला

Holding Details provided by the user has been mutated in the name of -URMILA DEVI

Registerl Details provided by the user has been mutated in the name of -Name: URMILA DEVI, Address: 17 ANNAPURNA ENCLAVE BARIATU RANCHI, C/o: BRAHMDEO PRASAD

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

The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Signature's of Executant & Claimant

उपरयुक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Akum
दस्तावेज लेखक का हस्ताक्षर

उर्मिला
प्रस्तुतकर्ता का हस्ताक्षर डाटा इंद्रि औरत का हस्ताक्षर

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

उपरयुक्त *उर्मिला देवी ; ब्रह्मदेव प्रसाद*

ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

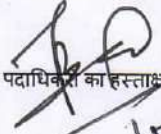
जिसकी पहचान *ब्रह्मदेव कुमार* पिता *उर्मिला देवी*

निवासी..... पेशा..... ने की।

शैली

व्यापक

निबंधन पदाधिकारी का हस्ताक्षर


8/8/18

उमिना

बहमद

Manish Kumar

8/8/18



निबंधन विभाग, झारखंड
रांची शहरी क्षेत्र 3

Token No.18 Token Date: 08/08/2018

Serial/Deed No./Year :2041/1884/2018

Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	URMILA DEVI Father/Husband Name: BRAHMDEO PRASAD (Executant) 17 ANNAPURNA ENCLAVE MAITRI MARG BARIATU RANCHI		
2	BRAHMDEO PRASAD Father/Husband Name: LATE GANAURI MAHTO (Executant) 17 ANNAPURNA ENCLAVE MAITRI MARG BARIATU RANCHI		
3	ORIENTAL BUILDERS AND DEVELOPER THRO. ITS PROP. MANISH KUMAR SINGH Father/Husband Name: TARKESHWAR PRASAD SINGH (Claimant) FLAT NO- 1/C 1st FLOOR SARYU APARTMENT SURYA VIHAR COLONY OPP. CIMFR MAIN GATE BARTAND DHANBAD		
4	SURENDRA KUMAR Father/Husband Name: KASHI NATH THAKUR (Identifier) PRATIKSHA NEW BANDHGARI NEAR SHIVAM APARTMENT DIPATOLI BARIATU RANCHI		

Book No. I
Volume 177
Page 577 To 664
Deed No 2041 / 1884
Year 2018
Date 08/08/2018

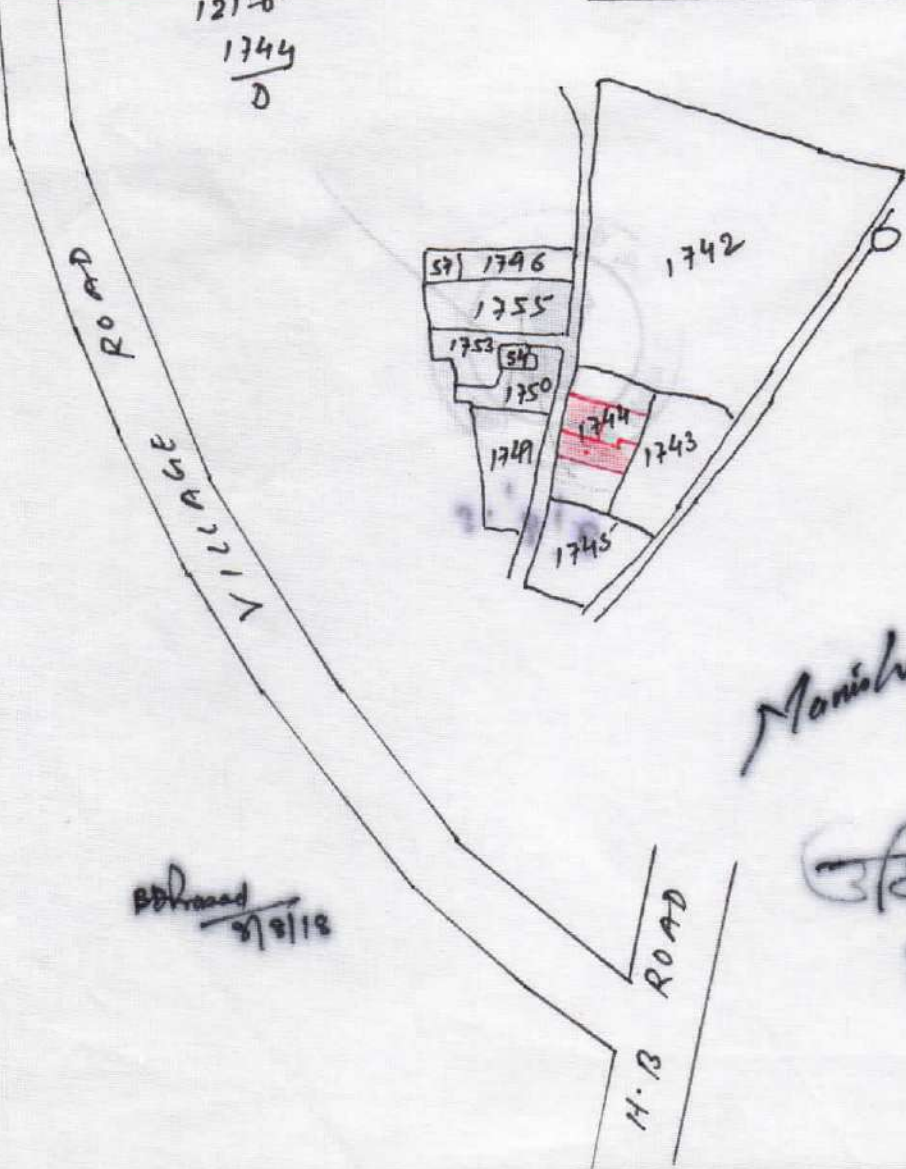
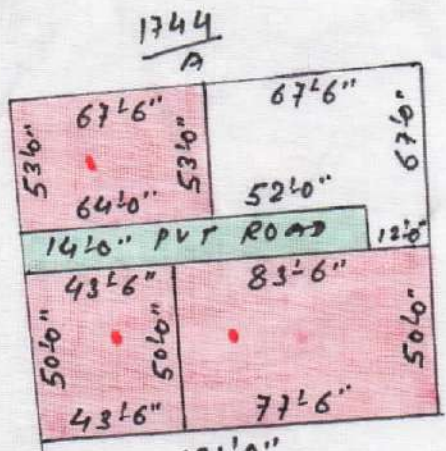
Registering Officer

A
8/8/18

Nikas
Signature of Operator

VILLAGE - BUTI
 THANA - SADAR
 THANA NO - 182
 DIST - RANCHI
 R.S. PLOT NO - 1744
 AREA SHOWN IN RED WASH

SUB PLOT NO	AREA AC-DEC
1744 B-1	0 - 8.02
1744 C-1/A	0 - 4.99
1744 C-1	0 - 9.25
TOTAL AREA 0 - 22.25	



BD Road
 21/8/18

Manish Kumar
 08/08/2018

उमिमा
 8/8/18