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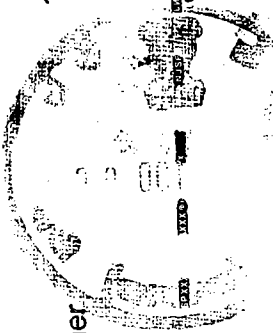
पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

झारखण्ड, JHARKHAND

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मदन परबत
5112118

Rudra Pratap Singh
Advocate
All India Bar, Ranchi
Enrollment No. 1008
Ph. - 9309129495

मदन परबत
5112118

DEVELOPMENT AGREEMENT

This Development Agreement is made on this 5 day of Dec. 2018 at Ranchi;

BETWEEN

MADAN PARBAT (PAN-ALJPP8787D, UID- 7247 1717 2266) Son of Late Shyam Bihari Parbat, By faith- Hindu, by Caste- Goswami Brahmin, by Occupation- Business, Resident of House No.-E-9, Rishabh Nagar, Road No.-1 & New Pundag, Police Station- Jagarnathpur, District- Ranchi, State- Jharkhand, Indian Citizen, hereinafter referred to as **LAND OWNER /FIRST PARTY** (which terms and expression shall, unless repugnant to the context or excluded by these presents mean and include its heirs, successors, successors-in-interest, executors, legal representative and assigns) of the **FIRST PART**.

Mobile No.- 9430701285

दस्तावेज में संलग्न दस्तावेजों का मिलान किया।
5112118



D.G. BUILDERS & DEVELOPERS

Madan Kumar
Partner
5112118

22/79 नया नाथ दुर्गा राव

22/79 नया नाथ दुर्गा राव

22/79 नया नाथ दुर्गा राव

सं. 5983 दि. 30/11/18

मदन पर्वत

पता: रांची

मुख्य: रांची

सं. 22/79 नया नाथ दुर्गा राव

नरेश जयसिंह
स्टाम्प, मेन्डर, रांची कोर्ट
ला 0 नं- 22/79



Rudra Kant Mishra
Advocate
Raichool, Ranchi
En.No:- 201/2008
Ph:- 9308795495

मदन पर्वत

5/11/18



5/12/18
M. B. P. Raichool
Jagannathpur
Business

5/12/18



AND

M/S D.G.BUILDERS AND DEVELOPERS, (PAN AAOFD8809J, Registration No.-CUM- GSTIN -20AAOFD8809JIZ9, Trade License No.- RAN 47061918144367,RMC,Ranchi), a PARTNERSHIP concern office at H/O Gautam Kumar, Gauri Shankar Nagar, Doranda, Ranchi, Jharkhand-834002 P.S.- Dorada P.O. Doranda, District- Ranchi, Jharkhand, through its partners namely (1) Dharmendra Kumar Ray(PAN- BXRPR5884A, UID-9340 0487 1171) son of BIHARI RAY resident of - Gauri Shankar Nagar, Doranda, Ranchi-834002, District-Ranchi, and (2) Gautam Kumar(PAN-AZUPK3528L, UID-7129 9238 8990) son of Ambika Ray, residence of H.No.-101, Gauri Shankar Nagar, Doranda, Ranchi-834002, Jharkhand, Indian citizen, hereinafter referred to as the **DEVELOPER/ BUILDER/OTHER PARTY** (which terms and expression shall, unless repugnant to the context or excluded by these presents mean and include its heirs, successors, successors-in-interest, executors, legal representative and assigns) of the **OTHER PART. Mobile No.- 9334041724, 9709246395**

WHEREAS

(i) The **FIRST PARTY** is absolute owner and is in peaceful physical possession with right, title and interest of a piece of land measuring an area of 11.47 Decimals in R.S.Plot No.- 4933, Sub Plot No.-4933/part under village- Pundag, Thana No.- 228,Khata No.-106,Ward No.-38,Holding No.- 0380004984000Z0, in Ward No.- 36, Ranchi Municipal Corporation, Ranchi District- Ranchi by purchasing the same from-(1) Binod Jaiswal son of Yogendra Prasad Jaiswal resident of - Kadru, P.S.- Doranda, District-Ranchi and (2) Usha Jaiswal wife of Binod Jaiswal residence of - Kadru,P.S.- Doranda, District- Ranchi by virtue of registered Sale- Deed being Deed No.- 1366, Serial No.- 1606, dated 22.03.2017 and mutated his name in the office of the Circle Office,Nagri Anchāl, Ranchi vide Mutation Case No.- 596R27/2017-18 which name also entered into the Page No.-34 of Volume-39 of Jamabandi Register-II and has been paying the rent to the Government of Jharkhand regularly upto 2018-19, having Receipt No.- 0501735800 and also mutated his name in the Ranchi Municipal Corporation, Ranchi and got H.No.-0380004984000Z0 and also been paid holding tax to the Concerning Authority regularly yet.

Gautam Kumar
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By 2nd Party - JMR
5/12/2018

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AND WHEREAS the land under Village –Pundag, Thana No.-228 ,Khata No.-106,Plot No.-4933 is recorded in the Revisional Survey Record of right in the name of Jethua Teli & Bithua Teli & Bhola Teli & Jagu Teli sons of Sarwar Teli and others,By Caste- Teli and as Kaiyami /Kaemi”

AND WHEREAS during survey operation the said recorded tenant partitioned the land of the said Village, Khata among them, according to the said partition the land of Khata No.-106, Plot No.- 4933 allotted to Jethua Teli and his name is recorded separately in remarks column of the said Khatian as possessor/ BAKABJE.

AND WHEREAS Jethua Teli dead leaving behind his two sons namely (1) Indranath Teli & (2) Jagarnath Teli and after death of their father both sons of Jethua Teli partitioned the land (belonging the Jetua Tel) between themselves.

AND WHEREAS Indranath Teli dead leaving behind his only one son namely Parasnath Sahu and after that Parasnath sahu also dead leaving behind his only son namely Krishna Kumar.

AND WHEREAS Krishna Kumar sold his share/part of the area of land of 40 dicimil under the said KHATA & plot by virtue of Registered deed of Sale being Book No.-I,Vol. No.- 187, Deed No.-4992,Page No.- 1 to 40, year 2008, Registry Office , Ranchi.

AND WHEREAS on 17.02.2009 ,Vendor of this deed purchased the area of land of 11.49 Decimil out of 40 decimil of land under the aforesaid Village, Khata and Plot by virtue of Registered deed of Sale being Book No.-I,Vol. No.- 61, Deed No.-1680,Page No.- 133 to 150, year 2009, Registry Office , Ranchi and mutated his name in the office of the Town Anchal, Ranchi and have been paid the Rent to the concerning authority vide Receipt No.- JA/40-1914851, Year 2011-12 which entered into Register-II at Volume No.-XVIII & Page No.- 369.

AND WHEREAS to develop the land of area 11.47 Decimil (as per schedule given below) in R.S.Plot No.- 4933, Sub Plot No.-4933/Part under Village- Pundag, Thana No.- 228, Khata No.- 106, District- Ranchi the owner hereby of the land of Schedule –A, which is butted and bounded

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& mentioned into the Schedule-A of this Development Agreement, hereinafter referred to as the "said Property".

(ii) That FIRST PARTY desire to develop his landed property by constructing a Multistoried Residential Building over the same i.e. landed property fully mentioned into the Schedule-A below.

(iii) That whereas the aforesaid Developer offered to develop by constructing a Multistoried Residential Building at its own cost consisting of several flats and parking spaces on the said landed property of the FIRST PARTY(hereinafter referred to as "said building").

(iv) AND WHEREAS a result of negotiation between the both parties hereto arrived on the representation and declaration made by the land owner/First Party regarding the development of Schedule-A property to be develop by the Developers, this Development Agreement has been made between the both the parties on the mutual consent, on the terms and conditions detailed below;-

NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOW :-

DEFINITIONS : Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them hereunder :

(a) "OWNER" shall mean MADAN PARBAT (PAN-ALJPP8787D, UID-7247 1717 2266) Son of Late Shyam Bihari Parbat, By faith- Hindu, by Caste- Goswami Brahmin, by Occupation- Business , Resident of House No.-E-9,Rishabh Nagar,Road No.-8 New Pundag, Police Station- Jagarnathpur, District- Ranchi, State- Jharkhand and his heirs, legal representatives, executors, administrator, successors and assigns.

(b) "DEVELOPER" shall mean M/S-D.G.BUILDERS AND DEVELOPERS ,(PAN-AAOFD8809J,Registration No.-CUM-GSTIN-20AAOFD8809J IZ9,Trade License No.-, RAN 47061918144367, RMC, Ranchi), a PARTNERSHIP concern office at H/O Gautam Kumar, Gauri Shankar Nagar, Doranda, Ranchi, Jharkhand-834002 P.S.- Doranda, P.O. Doranda, District- Ranchi, Jharkhand, through its partners namely (1) Dharmendra Kumar Ray(PAN- BXRPR5884A, UID-9340 0487 1171) son of BIHARI RAY resident of - Gauri Shankar Nagar, Doranda, Ranchi-834002, District-Ranchi, and (2) Gautam Kumar(PAN- AZUPK3528L, UID-7129 9238 8990) son of Ambika Ray, residence of H.No.-101, Gauri Shankar Nagar, Doranda, Ranchi-834002and its respective heirs, legal representatives, executors, administrator, successors and assigns.

Madan Parbat
05/12/2018

Madan Parbat
05/12/2018

D.G. Builders and Developers
5/12/18

- (c) **“ One Part/First part”** shall mean the land owner.
- (d) **“Other Party”** shall mean the Developer.
- (e) **“Said Property”** shall means a piece of land measuring an area of 11.47 Decimals in R.S.Plot No.- 4933, Sub Plot No.-4933/part under village-Pundag, Thana No.- 228,Khata No.-106,Ward No.-38,Holding No.- 0380004984000Z0, in Ward No.- 36, Ranchi Municipal Corporation, Ranchi District- Ranchi of land acquired by the Land Owner/ FIRST PART
- (f) **“New Building”** shall mean a multistoried Residential building consisting of flats/ units, with lifts and staircases built as per specification mentioned in schedule “D” below and according to the plan sanctioned by Ranchi Municipal Corporation, Ranchi/ RRDA and shall be known as **“PARWAT ENCLAVE”**.
- (g) **“COMMON FACILITIES AND AMENITIES”** shall mean and include corridors, Hallways, Stairways, Drive Ways, Landing, Machine Room Stair Cases, Passage, Lift shaft, Lifts , Pump Rooms, Deep Boring Tube Well, Underground Water Reservoir, Overhead Water Tank, Water Pump, Motor Generator and other facilities which may be mutually agreed between the parties and required for the establishment, location enjoyment, provisions and maintenance of the NEW BUILDING but excluding the right to use the Roof over the Top Floor of the Multistoried New Building which shall always belong to the land owner and developer in the manner stated hereinafter. However, the roof over the top floor of the Multi Storied Building can be used for installation of overhead Water Tanks etc. stated herein below.
- (h) **“SUPER BUILT-UP AREA”** shall include wall, pillars, area within the walls and portions of the area occupied by lift, landing stair cased, deep boring water tank, septic tank, entrance, corridors, lobbies, generator, generator room, security guard’s room, boundary wall area meant for installation of firefighting equipment, Common office administrative office, and other common areas in the New Building.
- (i) **“SAID UNITS/FLATS”** shall mean and include the flats/Unita/dwelling units its floor, roof and walls with the adjacent spaces below, on sides or above such units to be constructed of the “said Property”.
- (j) **“SALEABLE SPACE”** shall mean the flat and parking space in the New Building available for independent use and occupation, other than the land owner, Allocation after making due provision for Common Facilities and

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Amenities and the facilities required in the New Building, which space as mentioned into the Schedule-‘C’herunder the Developer is entitled to sell to the prospective purchasers.

- (k) **“LAND OWNER’S ALLOCATION”** shall mean the property in the form of Flat(s) corresponding to the Super Build Up Area, parking spaces and proportionate undivided share of land in schedule- A below which is reserved and to be allocated to the Land Owner in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities as described in schedule- “B” hereunder, which is described in the Schedule-‘B’.
- (l) **“ DEVELOPER’S ALLOCATION”** shall mean the property in the form of Flat(s) corresponding to the super buildup area, parking spaces and proportionate undivided share of land in schedule- A below which is reserved and to be allocated to the Developer/ Builder in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities as described in schedule- “C” hereunder, which is described in the Schedule-‘C’.
- (m) **“THE ENGINEER/ARCHITECT”** shall mean, the consulting Engineer/Architect/firm /Company, competent and duly qualified enough to plan, design and monitor the construction of multistoried buildings, appointed by the Developer for designing and planning of the New Building.
- (m-i) **LICENSE TO DEVELOP**- The LANDOWNER hereby entrusts, hands over and gives license to the DEVELOPER to enter into the “Said Land” and develop the same by constructing thereon a multistoried Residential building thereon with the best materials and I in accordance with the sanctioned plan, general specification of the developer hereby agrees to develop and/or cause to be developed the “said Land” in Schedule- A below at its own costs, expenses and arranging its own finance and at its own risk and responsibilities.
- (n) **“THE PLAN”** shall mean such plan to prepare by the Architect/Engineer appointment by the Developer for the construction of the new building and to be submitted duly sign by the landowner or his attorney.
- (o) **“ RMC, RANCHI OR RRDA, RANCHI OR COOMPETENT AUTHORITY”** shall mean Ranchi Municipal Corporation, Ranchi or RRDA, Ranchi or any authority which is empowered by the Government

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and is competent" approve and sanction the plan for the proposed new building/s to be constructed of "The Said Property".

SCHEME FOR DEVELOPMENT

- (a) The owner shall put the developer in possession of the Schedule "A" property and shall permit the Developer to enter and develop the "Said Property" who shall develop the same at its own costs, risks, expenses and responsibilities and take approval from the owner on principal to principal basis and not as agents of owner.
- (b) The Developer shall, at its own costs demolish the existing structures, if any, on the "Said Property" more fully described in Schedule "A" and construct thereon the new multistoried residential building as per the plan to be sanctioned by the RMC/RRDA or Competent Authority of Ranchi and as per the terms and conditions imposed by the concerned authorities while sanctioning the said plans and also as per specifications mentioned in Schedule "D".
- (c) The Developer shall get the building plan prepared from a qualified architect and get the same sanctioned from Ranchi Municipal Corporation or RRDA or Competent Authority, Ranchi for the property. The developer shall submit such building plan in the name of the owner or his attorney holder, which the owner shall have no objection & whenever required the owner shall sign the building plans, applications and necessary documents also swear affidavits at the cost of the Developer.
- (d) The Developer will be entitled to modify the approved plan, as it deems fit and proper, provided owner prior written consent will be obtained and such modifications are permissible under law and within the provisions of building bye-laws or as per approved scheme laid down by Ranchi Municipal Corporation, Ranchi or any other competent authority.
- (e) The developer shall bear all costs and expenses whatsoever including the architect's fee, costs for obtaining necessary sanction/permission and/or clearance of the, building plan, including any modified plan together with all other expenses for the demolition of old structures (if any) and construction of the new multistoried building comprising of residential areas thereon. The owner shall have no responsibility bearing such expenses whatsoever.
- (f) That owner shall render to the development with all reasonable assistance for obtaining all sanctions, permissions, approvals as and when required by the development from Ranchi Municipal Corporation, Ranchi/ RRDA,

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Ranchi/ the competent authority, Ranchi, and/or authority(ies), if any, and the owner does hereby agree, assure and undertake to sign and execute such plans, applications and other papers and deeds documents as may be required by the developer from time to time at the costs and expenses of the developer. Until the completion of the new building the developer shall hold possession.

- (g) That developer shall be authorized by the owner to apply for and obtain quotas, entitlements and other allocations of such building materials as may be necessary and also to apply for and obtain temporary and/or permanent connections of water supply, Electricity, and/or other facilities required for the construction and maintenance of this New Building.
- (h) DEVELOPER'S OBLIGATION- The proposed multistoried Residential building which the developer shall construct at its own costs shall also install, therein at its own cost, Electric Pump, Tube well, Water Storage tanks, Overhead Reservoirs, Electric, electric wiring, water pipes and all other facilities and amenities of Flats/Dwelling units or as required to be provided in such building to make the residential flats useful, for comfortable habitation. it is also mutually agreed by and between the landowner and developer that electric connection, cost of the meter should be paid by the landowner.
- (i) That developer shall construct the entire structure/building with good substantial and efficient workman like manner using the best materials suitable for the purpose with specifications detailed in schedule "D". The developer shall provide electric connection generator etc. to the owner on such terms and conditions which shall be applicable to the intending purchaser/prospective purchaser of the said building.
- (j) That the developer shall construct building/buildings on the said premises of the first party to the maximum permissible limit on the basis of plans approved by the competent authority.
- (k) That the developer shall get the map/maps plan prepared by the Architect, Earth Quake proof keeping in mind that township of Ranchi is situated on Seismic Zone.
- (l) That the developer shall make all possible endeavor to achieve the Maximum F.A.R. as decided by the R.R.D.A./R.M.C, Ranchi.
- (m) That the common space will be used by First Party and Developer (Other Party) and their respective allotted jointly.

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OWNER CONVENANTS THAT :-

- a) The owner is sized and possessed of and otherwise well and sufficiently entitled to as the absolute owner in respect of the schedule property more fully described in Schedule "A" herein below respectively.
- b) The "said Property" is free from all encumbrances and the owner has acquired a good, clear and marketable title over the same. The "said Property" for acquisition, requisitions or restoration of the same is pending in any court or govt. department.
- c) That there is no attachment, either before or after judgment and there are no claims, suits, decrees, injunctions, orders, notices, petitions or adjudication orders affection the said property or any part thereof.
- d) That apart from the owner, none else is/are entitled to or has/have any share ,right, title or interest over and in respect of the said property or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner howsoever.
- e) The owner hereby agrees and covenants with the developer not to cause any interference or hindrance in the matter of construction of the new building by the developer.
- f) The owner hereby agrees and covenants with the developer not to let out, grant lease, mortgage and/or charge the "said Property" or/ and portion thereof, without the consent in writing of the developer or his nominee/nominees before the completion of the new building.
- g) The owner does hereby undertake that the developer shall entitled to complete the development of the "Said Property" including construction of the new building and to enjoy its allocated allocation/space without any interference and for disturbance be, from or through the owner.
- h) The owner declares that they have not agreed, committed to or contracted or entered into agreement for sale or lease of the "Said Property" or any part thereof to any person other than the developer and that they have not created any lien, charge, mortgage or encumbrance or the said property and they would keep the "Said Property" free from all encumbrances during the subsistence of these presents.
- i) The owner further declare that they have not received any loan and to his/her knowledge nor has the government, local authority, municipal authority, or any other authority issued any notice affecting "the Said Property" or imposing any restriction on the development of the "said Property" in the manner proposed therein.

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- j) On and from the date of taking possession of the entire super build-up area of the Landowner's allocation by the landowner, the landowner shall be responsible to pay the all Taxes, rate, service charges, and other outgoings in respect of the common facilities amenities in the building proportionate to the landowner's allocation provided that any additional insurance premium, costs, expenses by way of maintenance for any particular use or for any portion within the landowner's allocation shall be paid by the landowner.
- k) **RESTRICTIONS TO USES OF THE BUILDING-** Any transfer of any portion of the Developer's Allocation or the Landowner's Allocation shall be subject to the provisions contained herein and occupiers/Transferees shall be bound by the provisions contained in any agreement, rules, regulations, by-laws and restrictions contained herein. Neither the Landowner nor the developer nor any person occupying any portion of "PARWAT ENCLAVE" whether in Landowner's Allocation or in the Developer's Allocation shall use or permit to be used its portion or space occupied by them, or their agents, for carrying out any illegal or immoral trade or activity do or allow anything to be done that might cause any nuisance, annoyance, or hazard or anybody inside the building or outside the building or to store any inflammable or explosive materials, good or product that may endanger the lives of the occupants of "PARWAT ENCLAVE".
- l) **POWER OF ATTORNEY** (if required)- to enable the developer to transfer its share by registered deed of sale to intending purchasers, the Developer's Allocation in the proposed multistoried Residential building named as " PARWAT ENCLAVE" together with the undivided proportionate share in the said land more fully described in the Schedule- "C" below with parking space and common facilities and amenities, the LANDOWNER shall give to M/S D.G.BUILDERS AND DEVELOPERS a registered Power of Attorney, cost of which shall be borne by the DEVELOPER. However, the said Power Of attorney for Agreement/sale of the units in Schedule "C" below shall be used only after the DEVELOPER has delivered to the LANDOWNER possession of the units described in Schedule "B" below in fully finished condition.
- m) **TITLE DEEDS-** from the date of this agreement the DEVELOPER is entitled to inspect the title deeds and other relevant documents in possession of the LANDOWNER and is further entitled to demand the

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documents in respects of the said property and/or if required to produce all original documents relating to the said property either before any office court, department on request of the DEVELOPER.

- n) **JURISDICTION**- Only the court at Ranchi shall have jurisdiction to entertain, try and determine or adjudicate all actions, suits and legal proceedings arising out of or in relation to these presents or the Award of Arbitrator(s) or otherwise between the parties.
- o) **ARBITRATION**- That in case of any dispute relating to the said agreement, or any matter shall be referred to arbitration under provisions of Arbitration & Conciliation Act, 1996. The decision/award of the arbitrator shall be final and binding on both the parties.

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DEVELOPER COVENANTS THAT :

- a) The developer shall carry out the development of the "Said Property" and construction of the "NEW BUILDING" thereon with suitable construction material and in accordance with the plan sanctioned by Ranchi Municipal Corporation/RRDA or competent authority, Ranchi and also in accordance with the relevant Municipal Laws and Rules, Regulations, By -Law, if any, and as per directions time to time issued by local/ competent authorities.
- b) The developer shall arrange form its own sources, finances and/or funds, time to time required for the development of the said property or for constructions of the "New Building" thereon the first party shall not be responsible for any of the matters hereinabove.
- c) The developer shall indemnify the owner against all actions, demands, suits, costs proceedings and claims arising out of any accidents occurring at the site of "Said Property" or that may arise out of the developer negligence with regard to the development of the "Said Property".
- d) After completion of flats, share of land owners will be handed over to them(owners) and after that their share residential society will be created for maintenance under Residential Society which will be shared by everyone (every Flats owners).
- e) The development hereby agrees and covenants with the owner not to violate or contravene any of the provisions or rules applicable for construction of "The New Building".
- f) That developer hereby agrees and covenants with the owner not do any act, deed or thing by which the owner and developer may be prevented from enjoying, selling, assigning and/or disposing its allocated portion in the new building as described in schedule "B" & "C" below.

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- g) Any notice required to be given by the developer shall be served upon the owner either delivered by hand and duly acknowledgement and/or sent by registered post with acknowledgement due and shall likewise be deemed to have been served upon the land owner's if delivered by hand or sent by registered post of the last known address of the owners.
- h) The developer shall be entitled to prepare, modify or alter the plan with written consent of the owner and to be submit the same to the authorities concerned in the name of the owner of his/their attorney holder as may be required under rules at the developer's costs and the developer shall pay and bear all fees including Architect's fees ,charges and expense required to be paid deposited for obtaining sanction building plan from the competent authority and for the construction of the building at the said premises provided however that the developer shall be exclusively entitled to all the refunds of any or all payments and/or deposits made by the developer with respect to the above from the concerned authorities/departments.

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TIME FOR COMPLETION OF PROJECT(S) :

The developer shall submit the building plants to RRDA/RMC or competent authority, Ranchi and shall obtain the approval from authority and complete the construction of the building within 24(Twenty four) months from the date of receipt of the sanctioned/approved building plan by the competent authorities provided that the landowner shall co-operate with the developer for the same. In case work will be delayed due to any land litigation landowner will pay to developer invested money by the developer. However in the event of the developer being unable to complete the project within the stipulated period aforesaid, the developer shall be allowed a grace period of further 6(six) months, excluding the period affected by **force majeure** or any litigation relating to the land or other circumstances beyond the control of the developer if the developer shall not complete the project within 24 months in that event this agreement will extended for the further period with the mutual consent of the parties but HERE INTO if the developer could not completed or hand over the owner-allocation to the owner(s) within the stipulated period then the developer will pay the housing rent to the owner(s) at the rate of Rs. 10/- (Rupee Ten) only per square per month on the super buildup area of Owner(s)-Allocation.

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FORCE MAJEURE:

The parties hereto shall not be considered to liable for any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of force majeure. In this regard, force majeure shall mean and include flood, earthquake, riot, war, storm tempest, civil commotion, strike, lockout and/or any other act of God beyond the control of the parties hereof in such case the loss of such time shall be added automatically with the stipulated period.

DEVELOPER RIGHTS:

- a) Immediate after registration of the development agreement, the owner shall at the cost and request of the developer shall execute a registered Power of Attorney in favour of the Developer or its partner or his nominee investing him with specific power such as submissions of building plans to Ranchi Municipal Corporation, Ranchi/ RRDA, Ranchi getting the same sanctions from Ranchi Municipal Corporation, Ranchi/ RRDA, Ranchi, obtaining N.O.Cs. and other necessary permissions from other authorities, if so required, applying for obtaining electric connection from Jharkhand State Electricity Board, Water connection, and arrange for prospective purchasers and enter in agreement for sale with prospective purchasers and receive booking amount advance & further installments or/and other consideration money and for execution of proper conveyance/sale deed with respect to the portion/Share of the Developer's Share also known as Developer Allocation, for admitting the execution of such conveyance and getting them registered and for swearing affidavits, filing petitions, depositing necessary fees and other activities required to carry out the work of development an completion of the structure herein . The owner shall also empower the developer to apply for and get the property mutated in the names of the owner, pay rents and taxes, obtain rent and tax receipts from circle office and/or Ranchi Municipal Corporation , Ranchi or defend any legal action, civil or criminal; arising out of or related to the said property and for that purpose engage lawyer/advocate, sign Vakalatnama, Plaints, Written Statements, Petitions and Rejoinder and do all that may be necessary for protection of the owner interest in the said property and for successful completion of the said project.
- b) The developer shall be entitled to advertise in his own name about the development of the "Said Property" and proposed sale of flats/dwelling units of his own allocation in the new building to be constructed and to put up advertisement Board on the "Said Property".
- c) The developer shall be entitled to obtain the services and enter in to any agreement with any building contractor, Architect, Engineer, Electrician, Plumber etc. and to appoint agents at his own costs, risks and expenses.

Sanjay Kumar
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- d) The developer shall further be entitled to book and allot flats/ units etc. or rights in the buildings structures and proportionate share in the "Said Property" to prospective purchasers in so far as they relate to developer's allocation and to enter into any package deal or agreement in relation thereto and receive booking money, advance amount, installments and other payables from prospective purchasers and grant receipt thereto.

MUTUAL RIGHTS:

- a) On completion of the new building, the owner shall be entitled to the super built up area in the building known as "Owner Allocation" as per their choice and described in the schedule "B" only, the developer will handed over the fully finished owner portion to the owner as per specification. The developer will hand over his portion to respective buyers on completion of construction of the New Building.
- b) The developer shall be entitled to the saleable space as particularly mentioned in the schedule "C" and known as "Developer Allocation" and developer shall be at liberty to enter into such agreement for sale of the residential flats/ units from out of their allocation as it may deem fit, may receive the consideration amount of the respective Flats(s)/Unit(s) and proper at any time after execution of this agreement.
- c) The common area of the new building shall be controlled by the owner and the developer and/or their transferees or association of flat owner/unit holders or a co-operative society formed by the occupants of the new building for management of the building and for welfare of its occupants.
- d) That the agreement/agreements entered into by the developer with prospective purchasers shall in no way and in no event bind the owner in any manner whatsoever but it will further be obligatory upon the developer in every such agreement to included the following clauses:-
- i. The prospective purchasers shall be bound by the condition that during their ownership or possession over their respective unit as also their successors-in-interest shall be bound proportionately share for payment of all the common amenities in the new building such as house tax, water tax, service Tax, Vat, GST whatsoever, if any, electricity charges for stair case, compound, other common portion in addition to be liable for such charges in respect of their own units allotted to them or owned by them or possessed by them.

Handwritten signature: Chandan Kumar
Date: 05/12/2018

Handwritten signature: M. J. S.
Date: 05/12/2018

Handwritten signature: S. S.
Date: 05/12/2018

Copy of the title deeds & other relevant documents in respect of the property shall be given by the owner to the developer as and when required until the new building is complete and the possession thereof is made over as provided to the owner of the portion known as owner's Allocation then it shall be handed over to the association of the flat/apartment owner/units owner or the co-operative society formed for the management of the new building.

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MISCELLANEOUS :

- a) The owner and the developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership between them nor this agreement shall be treated as joint venture or adventure between them and the parties hereto do not constitute an association.
- b) After delivery i.e. handing over the possession of the owner's allocation to the owner, all expanses in respect of the said property shall be borne and paid by the owner and the developer or their nominees proportionately in proportion of their respective shares in the super built-up area (the word proportionately with all its cognate variation whenever used in there presents shall mean the proportion in which the parties hereto and/or their nominees acquiring portions of the building are entitled to the covered areas in the building).
- c) The developer shall form as it deems best, a Co-operative housing Society/ Association of persons/body corporate, of all the persons owning the dwelling units in the said buildings. The owner and their nominees shall become members of such an organization formed by developer and the owner, their nominees, transferees and assign shall be bound to abide by the Rules and Regulations as may be framed by the organization from time to time and they shall be bound contribute towards the cost of formation of such organization as we pay the regular maintenances charges as be fixed for maintenance management of the entire building complex.
- d) The common areas shall jointly be owned be owned by all the owner of all the portions of the said buildings with equal entitlement to use all common areas and facilities intended for utilization by the unit holders or owner of various portion of the new building on the same terms and conditions applicable to all for such utilization. No owner of any part of

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5/12/2018

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5/12/18

. The right of flow in common with the purchasers and other persons aforesaid of electricity, water, soil or waste from and to any part (other than the said flat) to the other part of the said building through pipes, drains, wires or conduits lying or being in under through or over the flat(s) and so far as may be reasonably necessary for the beneficial use occupation and enjoyment of other parts of the building.

- i. The right of protection of other part/parts of the said building or all parts of the said flat as far as the same can or does normally protect.
- ii. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in any manner to lessen or diminishes any support enjoyed by other parts or part of the said building.
- iii. The right with or without workmen and necessary material to enter from time to time upon the said flat for the purpose of rebuilding, repairing, cleaning or replacing so far as may be necessary such pipes, drains, wires and conduits as aforesaid provided always that save in case emergency the builder, co-purchasers and occupiers of other part of parts of the said building shall give to the intending purchaser at prior 48 hrs. written notice of its or their intention for such entry aforesaid.
- iv. Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the "said Property" or any part thereof to the developer by the owner. ~~PROVIDED~~ HOWEVER that the developer shall be entitled to borrow money from any bank or banks or financial Institution without creating any financial liability on the owner or estate and interest in the "Said Property" and it is being expressly agreed and understood that in no event either the owner or his/her estate shall be responsible and/or made liable for payment of any dues to such bank or banks or financiers or financial institutes and for that purpose the developer shall keep the owner indemnified against all the actions, suits, proceedings and costs, charges and expenses in respect thereof and any representation by the developer as owner of the "Said Property" to any outsider shall render this agreement as null and void .
- v. That the developer shall be responsible for any problem or obstruction in the construction of the said building but regarding and problem in connection with the title of the schedule "A" land shall be sole responsible of the landowner or his/her/their successors to solve the same.

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ARBITRATION :

It is hereby agreed by the parties that all disputes and differences arising out of and in relation to these presents or touching the development, demolition and /or removal of old structures, construction of new building and relation there to shall be referred to Arbitration under the Arbitration & Conciliation Act,1996 and the owner shall be entitled to keep a lawyer from his side so that arbitration is done on mutual basis and the decision of the Arbitrators appointed for the said purpose shall be final and binding of the both parties.

Randam Kumar
05/12/2018

SCHEDULE "A"

Land situated at Village-Pundag, Police Station-Jagarnathpur, Thana No.-228, District-Ranchi , measuring an area of 11.47Decimil area of land under Khata No.- 106, R.S.Plot No.-4933, sub-plot No.-4933/Part, Ward No.- 38, Holding No.-0380004984000Z0, Ranchi Municipal Corporation, Ranchi which is bounded and butted as shown in Red Wash as follows:-

My Insty - of MR
05/12/2018

North – Part of Plot No.- 4933/Part

South- proposed Road

East - Proposed Road

West – Chetan Das

SCHEDULE "B"

(OWNER'S ALLOCATION)

Following flat(s) /unit(s) (i.e. 50% of Total Super Build up Area) and parking space(s) (i.e. 50% of Total parking space Area)in the basement & ground floor of the building namely "PARWAT ENCLAVE (B+G+S) along with its proportionate share of land in schedule 'A' constructed over Schedule "A" property :-

STG 2018
5/12/18

(ii) 50% (Fifty Percent) Parking space (s) will be provided as per choice of the land OWNER with the mutual consent of the DEVELOPER after sanctioning of the plan of the building from the R.R.D.A./R.M.C., Ranchi.

SCHEDULE "C"
(DEVELOPER'S ALLOCATION)

(i) Following flat(s) /unit(s) (i.e. 50% of Total Super Build up Area) and parking space(s) (i.e. 50% of Total parking space Area) in the basement & ground floor of the new building " PARWAT ENCLAVE"(B+G+4) constructed over Schedule "A" property along with its proportionate share of land in schedule 'A'.

(ii) 50% (fifty percent) Parking space (s) will be provided as per choice of the land DEVELOPER with the mutual consent of the OWNER after sanctioning of the plan of the building from the R.R.D.A./R.M.C., Ranchi, AND other than the area known as owner's allocation the rest portion including proportionate areas in the common space which the developer shall be entitled sell, transfer lease and /or otherwise deal with the remaining saleable space in the new building, as it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any party or parties in regard to disposal thereof.

Ranjan Kumar
05/12/2018

M. S. Singh
5/12/2018

R. R. D. A.
5/12/18

SCHEDULE "D"
(SPECIFICATION)

1. **FOUNDATION** : R.C.C. Column and pedestal with anti termite treatment both in foundation and plinth.
2. **STRUCTURE** : R.C.C. Frame structure as per design and bricks walls.
3. **EXTERIOR FINISH** : Wall Putty.
4. **INTERIOR FINISH** : POP over plastered walls and Ceiling.
5. **FLOORING IN COMMON AREA** : Marble in lobby and stairs along with the steel railing.
6. **FLOORING IN FLAT** : Throughout verified Tiles(2'X2') flooring with 4" skirting.
7. **CHOWKHATS** : Door frame of sal wood of size 5" x 2½".
8. **DOORS** : 32 mm thick water proof flush doors.
9. **WINDOWS** : Two Tracks Aluminium Window with Coloured Glass.
10. **PLUMBING** : Concealed PVC pipes and fittings with provision for hot & cold water connections CP fittings.
11. **KITCHEN** :
 - a) Flooring – Antiskid Tiles(1'X1').
 - b) Working platform - Green marble.
 - c) Dado - 24" high glazed tiles.
 - d) Sink - Steel sink.
12. **BATHROOM** :
 - a) Floor – Anti Skit Tiles(1'X1').
 - b) Walls - Glazed tiles upto 7' height.
 - c) -Sanitary ware - White glazed sanitary ware and wash basin of ISI Mark.
 - d) Cistern - PVC cistern in white Colour.
13. **ELECTRICAL** : Concealed copper wiring, switches, and sockets of Anchor/ ISI mark.
14. **TV POINTS** : T.V. point provided in drawing room and master bed room & one Intercom facility in each flat with Guard Room..
15. **GENERATOR AND WATER PUMP** : A generator of required capacity of
ISI Mark Company and a submersible pump will be provided.
16. **LIFT**: 6(six) persons (M.O.D)

Random Number
05/12/2018

5/12/2018

5/12/2018

IN WITNESS WHEREOF the above named OWNER and DEVELOPER have put their respective signature in this Development Agreement on the day, month and year first above written at Ranchi.

WITNESSES:

1.

Alok Kumar Singh
05/12/2018

Alok K. Shukla
90 R.M. Shukla
New Area Hrabadi
Ranchi-8

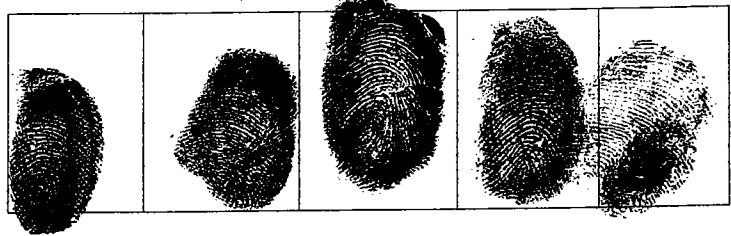
2. *Anil Kumar Singh*

Anil Kumar Singh
Kalika Singh
20 Road No-3,
Rishabh Nagar,
P.S. Jagannathpur
Dist. Ranchi

मदन खेत
5/12/18

LAND OWNER /FIRST PARTY

left hand's fingers impression of as land owner /first party



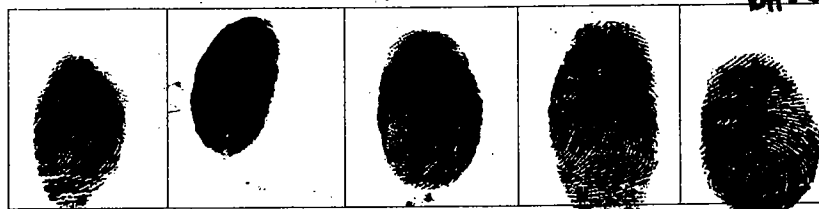
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DEVELOPER/BUILDER/OTHER PARTY No-1



मदन खेत
5/12/18
left hand's fingers impression of second

Mishra
Advocate
Ranchi
En.No. 201/2008
Ph- 9309799494



Little Ring Middle Index Thumb

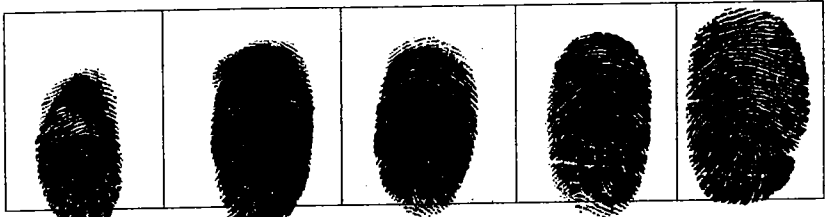
DEVELOPER/BUILDER/OTHER PARTY No-2



Randam Kumar
5/12/18

left hand's fingers impression of second party

Rudra Kant Mishra
Advocate
Civil Court, Ranchi
En.No:- 201/2008
Ph:- 9308799494

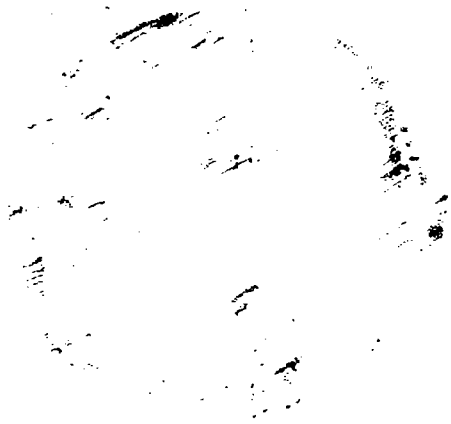


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20/1/18
01/12/15

certified that the fingers print of the left hand of each person whose photographs is affixed in the document have obtained by me or before me.

TYPED BY:



R.K.M. Mishra
DRAFTED *Rudra Kant Mishra*
Rudra Kant Mishra
Advocate
Civil Court, Ranchi
En.No:- 201/2008
Ph:- 9308799494



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

Token Date/Time: 05/12/2018 13:21:51.

Token No: 53

Document Type	Development Agreement	Presenter	MADAN PRABAT	Date of Entry	05/12/2018
Presenter Name & Address	HOUSE NO. E-9, RISHABHNAGAR ROAD NO. 8, NEW PUNDAG JAGARNATHPUR RANCHI			Total Pages	84
Stampable Doc. Value	9653010	DOE		Book	1
Document/Transaction Value	9653010	Stamp Value	3	CNO/PNO	
Special Type		Serial /Deed No.	/	e-Stamp Cert. No.	
Remarks / Other Details		Old Serial No.	/		
Property Details:		App. ID	285111		

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
Nagri	228	38	Pundag	106	4933	39	34	RSP	PART OF PLOT NO. 4933/PART	PROPOSED ROAD	PROPOSED ROAD	CHETAN DAS	0380004984000ZD	RANCHI MUNICIPAL CORPORATION	U_COM	11.47 Decimal	9653002.89

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres. Address	Perm. Address	PAN Verified
Executant	MADAN PRABAT	LATE SHYAM BIHARI PRABAT	BUSINESS	पिता	ब्रह्मण	Male	ALJPP8787D	xxxxxxxxx85	xxxxxxxxx2266	HOUSE NO. E-9, RISHABHNAGAR ROAD NO. 8, NEW PUNDAG JAGARNATHPUR RANCHI	HOUSE NO. E-9, RISHABHNAGAR ROAD NO. 8, NEW PUNDAG JAGARNATHPUR RANCHI	✓
Claimant	M/S D.G. BUILDERS & DEVELOPERS THRO ITS PARTNERS DHARMENDRA KUMAR RAY	BIHARI RAY	BUSINESS	पिता	ब्रह्मण	Male	BXRPR5884A	xxxxxxxxx24	xxxxxxxxx1171	GOURI SHANKAR NAGAR DORANDA RANCHI	GOURI SHANKAR NAGAR DORANDA RANCHI	✓
Claimant	M/S D.G. BUILDERS & DEVELOPERS THRO ITS PARTNERS GAUTAM KUMAR	AMBIKA RAY	BUSINESS	पिता	ब्रह्मण	Male	AZUPK3528L	xxxxxxxxx95	xxxxxxxxx8990	H.NO. 101, GOURI SHANKAR NAGAR DORANDA RANCHI	H.NO. 101, GOURI SHANKAR NAGAR DORANDA RANCHI	✓
Identifier	ALOK KUMAR SHUKLA	RAM MANI SHUKLA	BUSINESS	पिता		Male		xxxxxxxxx95	xxxxxxxxx8428	NEW AREA MORABADI RANCHI	NEW AREA MORABADI RANCHI	

Fee Details:

SN.	Fee Name	Net Amount
1	E1	241325.25
2	SP	1260.00
3	I	5000.00
4	M	150.00
	Total	247735.25

Holding Details provided by the user has been mutated in the name of -MADAN PARBAT

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.

मदन परबत
Signature's of Executant & Claimant

उपर्युक्तदियाँ दस्तावेज में अंकित तथ्यों के अनुरूप है।

R.K. NALU
दस्तावेज लेखक का हस्ताक्षर

मदन परबत
प्रस्तुतकर्ता का हस्ताक्षर

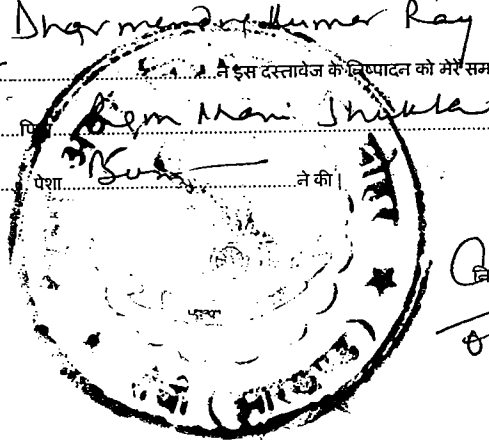
डाटा इंटरि ऑफिसर का हस्ताक्षर

निबंधन पूर्व सारांश में इंफुट फार्म के अनुरूप डाटा इंटरि की गई है।

उपर्युक्त
① Madan Parbat
② Anantam Kumar

जिसकी पहचान
Alok Kumar Shukla

निवासी
Morabadi



निबंधन पदाधिकारी का हस्ताक्षर
05/12/18

मदन परबत

जिसकी पहचान..... पिता.....

निवासी..... पेशा..... ने की।









निबंधन पदाधिकारी का हस्ताक्षर

मदन पवन
Madan Pawan



**निबंधन विभाग, झारखंड
रांची**

Token No.53 Token Date: 05/12/2018
Serial/Deed No./Year :10902/9761/2018
Deed Type: Development Agreement

SN.	Party Details	Photo	Thumb
1	MADAN PRABAT Father/Husband Name:LATE SHYAM BIHARI PRABAT (Executant) HOUSE NO. E-9, RISHABHNAGAR ROAD NO. 8, NEW PUNDAG JAGARNATHPUR RANCHI		
2	M/S D.G. BUILDERS & DEVELOPERS THRO ITS PARTNERS DHARMENDRA KUMAR RAY Father/Husband Name:BIHARI RAY (Claimant) GOURI SHANKAR NAGAR DORANDA RANCHI		
3	M/S D.G. BUILDERS & DEVELOPERS THRO ITS PARTNERS GAUTAM KUMAR Father/Husband Name:AMBIKA RAY (Claimant) H.NO. 101, GOURI SHANKAR NAGAR DORANDA RANCHI		
4	ALOK KUMAR SHUKLA Father/Husband Name:RAM MANI SHUKLA (Identifier) NEW AREA MORABADI RANCHI		

Book No. I
Volume 989
Page 523 To 606
Deed No 10902 / 9761
Year 2018
Date 05/12/2018

Registering Officer

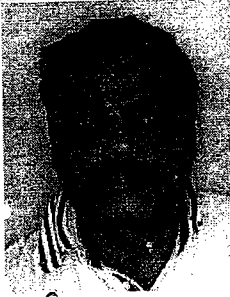
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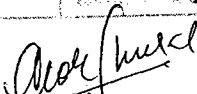
निबंधन विभाग, झारखंड
Ranchi

Token No.53Token Date: 05/12/2018
Party Name: ALOK KUMAR SHUKLA
Father/Husband Name:RAM MANI SHUKLA
(Identifier)
NEW AREA MORABADI RANCHI

Deed Type: Development Agreement

Party Details	
Name :	Alok Kumar Shukla
Gender :	M
DOB :	15-06-1975
C/o :	S/O: Ram Mani Shukla
District :	Ranchi
House/Building No. :	16/B
Locality :	New Area Morabadi
Pincode :	834008
Post Office :	
State :	Jharkhand
Village/Town/City :	Morabadi
Aadhaar No :	xxxxxxxx8428
Photo :	


Registering Officer


Party Signature


Operator's Signature



निबंधन विभाग, झारखंड
Ranchi

Token No.53Token Date: 05/12/2018

Party Name: M/S D.G. BUILDERS & DEVELOPERS THRO ITS PARTNERS

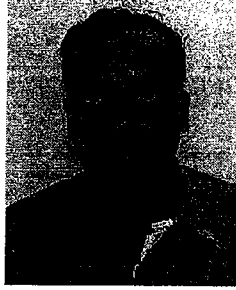
DHARMENDRA KUMAR RAY

Father/Husband Name:BIHARI RAY

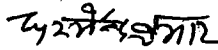
(Claimant)


GOURI SHANKAR NAGAR DORANDA RANCHI

Deed Type: Development Agreement

Party Details	
Name :	Dharmendra Kumar Rai
Gender :	M
DOB :	12-01-1990
C/o :	S/O: Bihari Rai
District :	Ranchi
House/Building No. :	
Locality :	Gouri shankar Nagar
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Doranda
Aadhaar No :	xxxxxxxx1171
Photo :	

Registering Officer


Party Signature


Operator's Signature



निबंधन विभाग, झारखंड
Ranchi

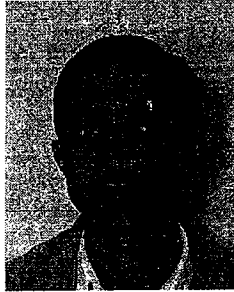
Token No.53Token Date: 05/12/2018

Party Name: M/S D.G. BUILDERS & DEVELOPERS THRO ITS PARTNERS GAUTAM KUMAR

Father/Husband Name: AMBIKA RAY
(Claimant)

H.NO. 101, GOURI SHANKAR NAGAR DORANDA RANCHI

Deed Type: Development Agreement

Party Details	
Name :	Gautam Kumar
Gender :	M
DOB :	18-01-1985
C/o :	S/O Shanti Devi
District :	Ranchi
House/Building No. :	101
Locality :	Doranda
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Ranchi
Aadhaar No :	xxxxxxxx8990
Photo :	

Registering Officer

Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Ranchi

Token No.53Token Date: 05/12/2018


Party Name: MADAN PRABAT

Father/Husband Name:LATE SHYAM BIHARI PRABAT

(Executant)

HOUSE NO. E-9, RISHABHNAGAR ROAD NO. 8, NEW PUNDAG JAGARNATHPUR
RANCHI

Deed Type: Development Agreement

Party Details	
Name :	Madan Parbat
Gender :	M
DOB :	24-06-1959
C/o :	S/O: Shyam Bihari Parbat
District :	Ranchi
House/Building No. :	E 9
Locality :	Pundag
Pincode :	834004
Post Office :	
State :	Jharkhand
Village/Town/City :	Dhurwa
Aadhaar No :	xxxxxxxx2266
Photo :	

Registering Officer

मदन परबत
Party Signature

Operator Signature

Highway

नामसौजा पुस्तिका शिटरम्बर

नाम याना रैदी

याना नम्बर २२८

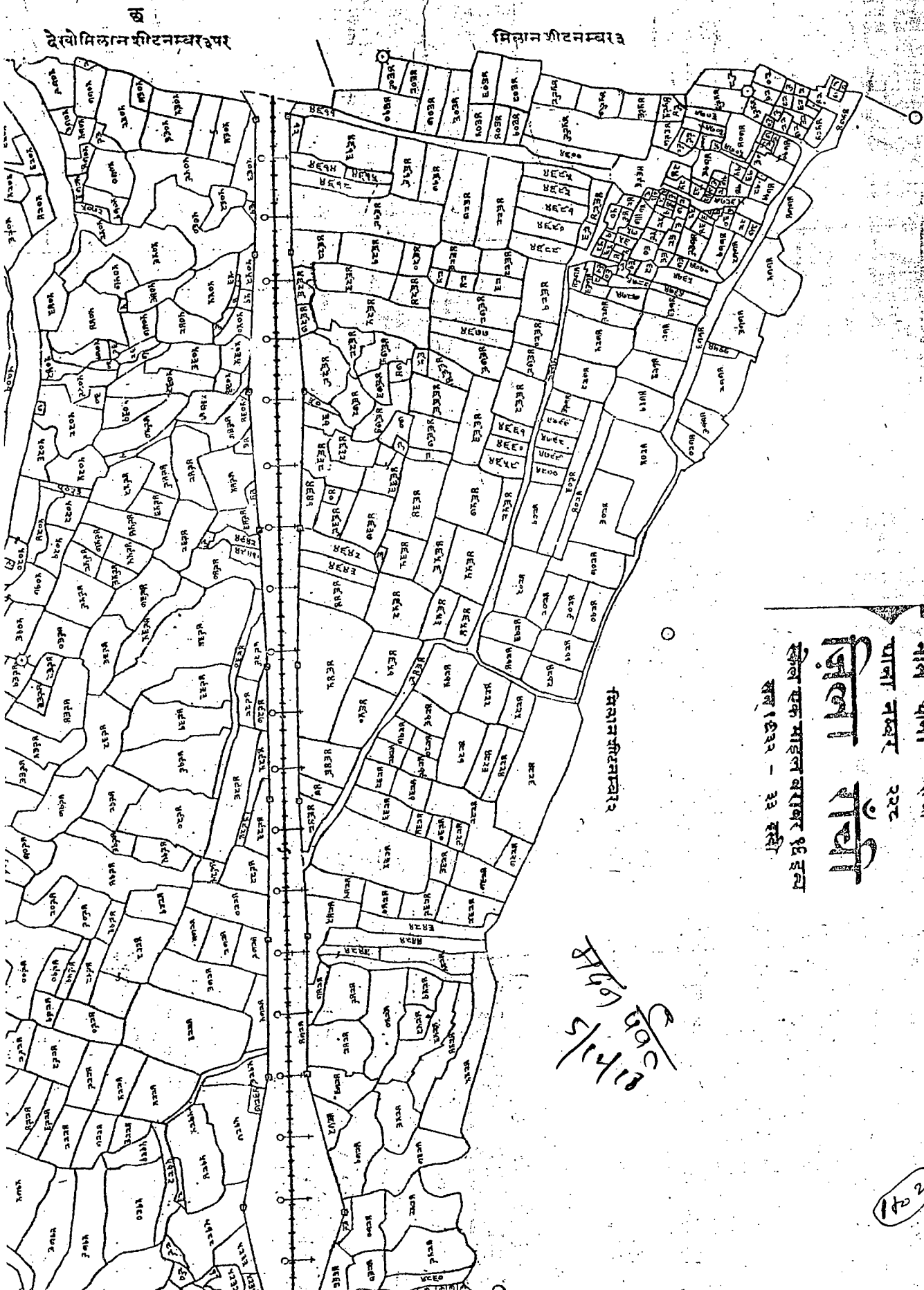
जिला रांची

जिल एक माहल बाराबर १६ इला

साल १९२२ - २३ इती

सुप्रीम कोर्ट
दिल्ली

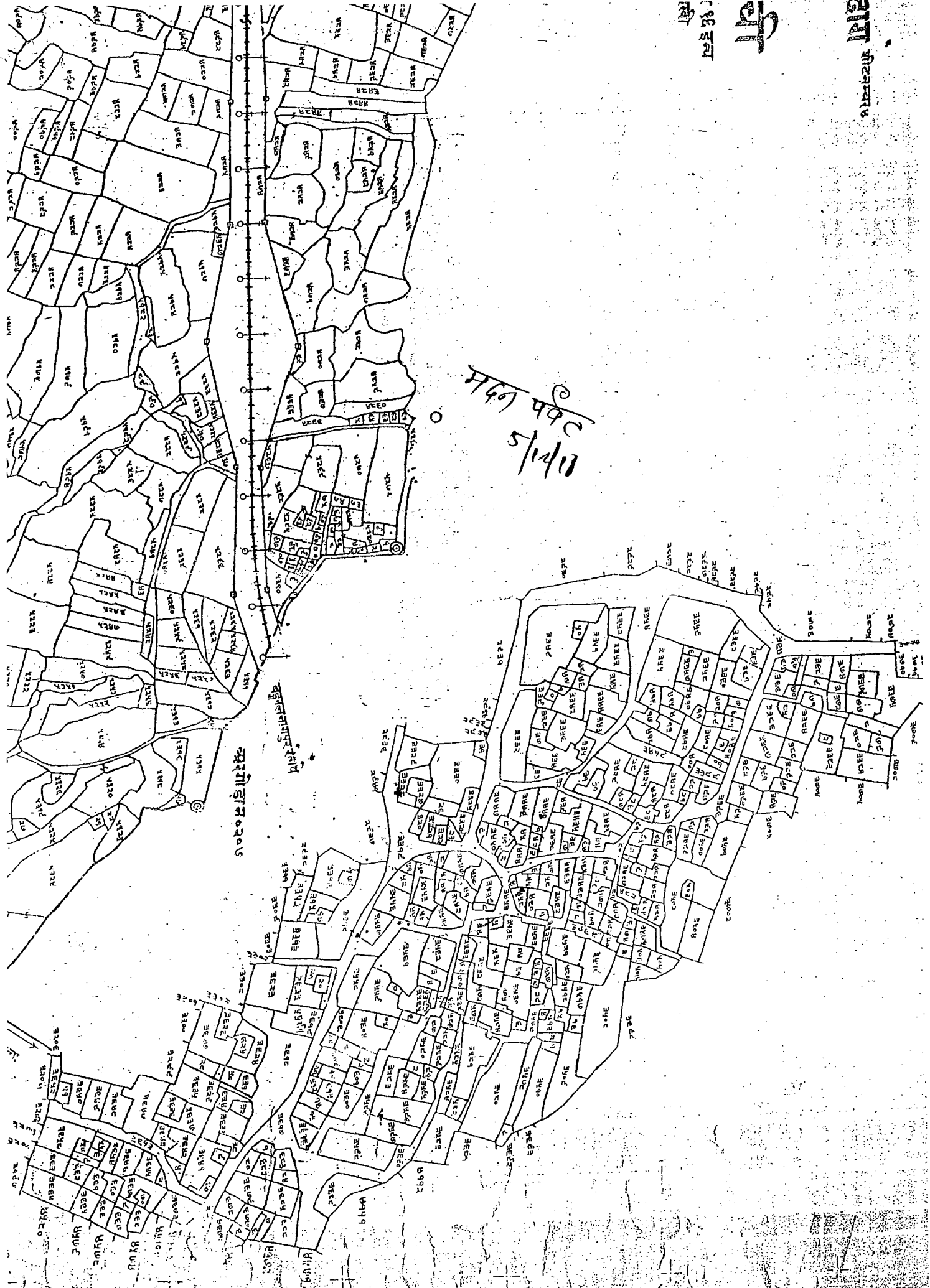
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शिवो मिला न शिटर नम्बर २

मिलान शिटर नम्बर ३

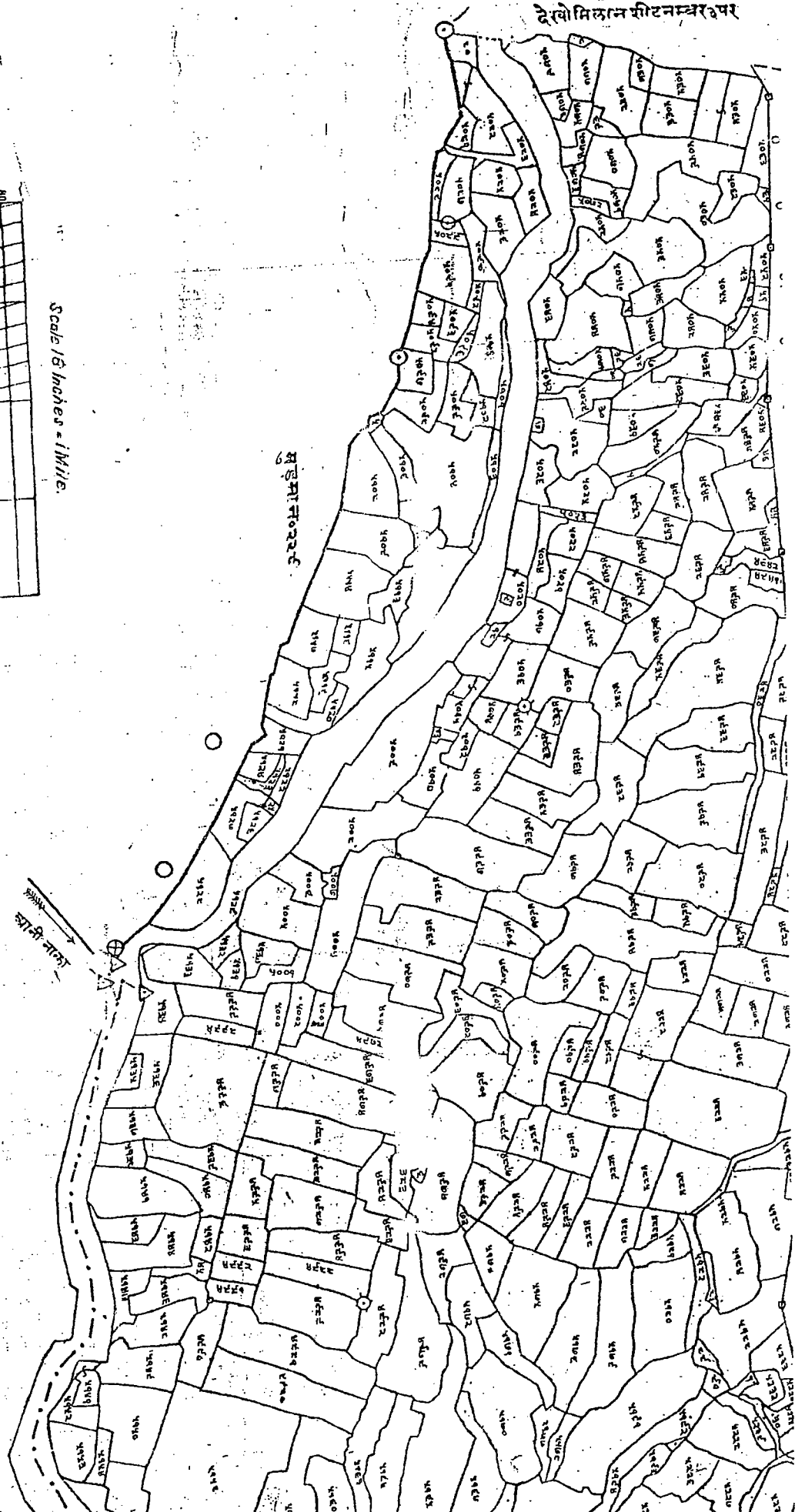
मिलान शिटर नम्बर २



मदग पत्र
5/4/11

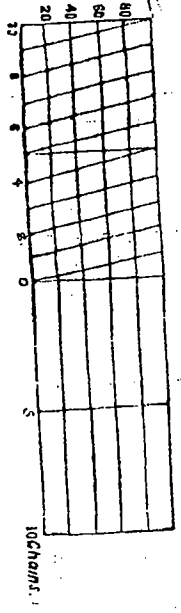
श्री गणेशाय नमः

श्री गणेशाय नमः



श्री श्री मिशन

Scale 1/8 inches = 1 Mile.



श्री श्री मिशन

श्री श्री मिशन

श्री श्री मिशन

Form XIV- F.No. 180v

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

V

फरद मलकी / फरद रेयती Page No. : 34
नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 39
वो सकुनत नम्बर। Receipt No. : 0501735800

नगड़ी | पुन्दाग | 228 | Madan Parbat

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
106	4933	0 एकड़ 11.47 डिसमील 0 हेक्टर

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)	60.00					60.00
गुजारी (भावली)	15.00					15.00
सेस	30.00					30.00
सूद	30.00					30.00
मुतफरकात	30.00					30.00
मीजान	12.00					12.00
	147.00					147.00

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मौतालबा हाल (2018-2019)	फाजिल
		३ रा वर्ष	२ रा वर्ष	१ ला वर्ष			
माल (नकदी)					60.00		
गुजारी (भावली)					15.00		
सेस					30.00		
सूद					30.00		
मुतफरकात					30.00		
मीजान अदायकारी					12.00		
					147.00		

(१) मीजान कुल (लफजो में) : One Hundred Fourty Seven Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 147.00

तारीख अमला तहसील कुनिन्दा : 05-10-2018

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।

मदन परबत
5/10/18



राँची नगर निगम, राँची।

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

Memo No. : SAM/038/0449/18/19

Date : 10-08-2018

प्रभावी : द्वितीय तिमाही 2018-2019

श्री/श्रीमती/सुश्री

MADAN PARBAT S/O LATE SHYAM BIHARI PARBAT

पता

RISHABH NAGAR ROAD NO 8 NEW PUNDAG SAIL CITY PUNDAG RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 0380004984000Z0 वार्ड सं. 38 हुआ है, आपके स्व. निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- रु. निर्धारित किया गया है।

इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	174.03
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)		174.03



मदन पारबत

To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।
इद्यबत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- 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।
- 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।
- 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।
- राँची नगर निगम द्वारा संयहित इस सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।



VILLAGE - PUNDAG

THANA - JAGANNATHPUR

THANA NO - 228

DIST - RAJGARH

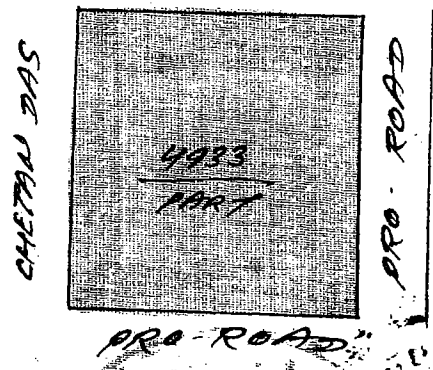
SUB PLOT NO - 4933/PART

SHOWN IN RED MAP

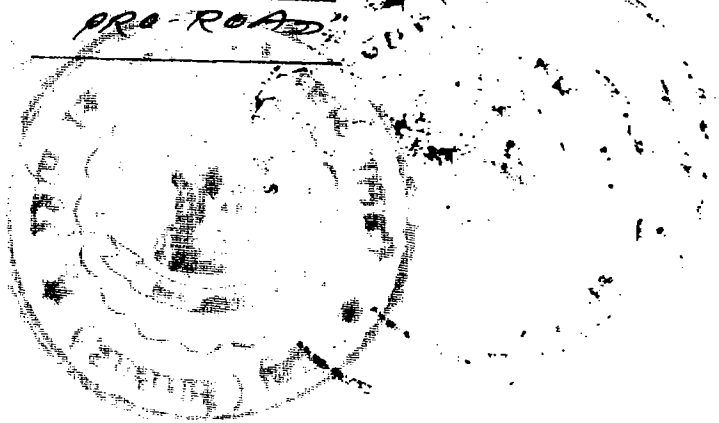
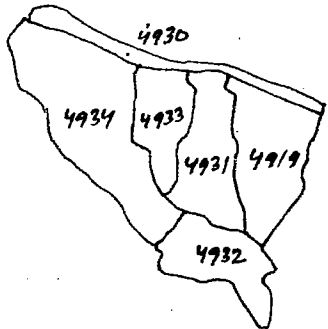
R. S. PLOT NO - 4933

AREA
5000 SFT
OR
(11.47 DEL)

4933/PART



RETA
21/10



4933



भारत सरकार



गौतम कुमार
Gautam Kumar
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male



7129 9238 8990

आधार — आम आदमी का अधिकार



भारतीय प्रजासत्ताक प्राधिकरण
INDIAN NATIONAL DATA AUTHORITY OF INDIA

पता:
S/O शान्ति देवी, १०१, रिवर
पार्क २ गौरी शंकर नगर नो ओ
पी, डॉ बी बी रॉय के पास,
डोरंडा, राँची, डोरंडा हे ओ,
झारखण्ड, 834002

Address:
S/O Shanti Devi, 101, River
Park 2 Gauri Shankar Nagar
N O P, Near Dr B B Roy,
Doranda, Ranchi, Doranda
H.O, Jharkhand, 834002

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

PO Box No. 1947,
Bangalore-560 001

Gautam Kumar
18



भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1171/21169/00558

To,
धर्मन्द्र कुमार राय
Dharmendra Kumar Rai
S/O: Bihari Rai
Gouri shankar Nagar
Doranda
Doranda Ranchi Ranchi
Jharkhand 834002
9709246395

Ref: 347 / 15A / 691730 / 692265 / P



SH069882870DF



आपका आधार क्रमांक / Your Aadhaar No. :

9340 0487 1171

आधार — आम आदमी का अधिकार

Handwritten signature and notes in Hindi, including 'धर्मन्द्र कुमार राय' and 'स/ओ'.




भारत सरकार
GOVERNMENT OF INDIA



धर्मन्द्र कुमार राय
Dharmendra Kumar Rai
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male




9340 0487 1171

आधार — आम आदमी का अधिकार



 भारत सरकार
 GOVERNMENT OF INDIA
 मदन परत
 Madan Parbat
 जन्म वर्ष: 1959
 पुल्ल Male



 7247 1717 2266
आधार - आम आदमी का अधिकार



 भारत सरकार
 GOVERNMENT OF INDIA
 पता:
 S/O: श्याम बिहारी परत, ई
 9, कृष्ण नगर रोड अं-8
 पुन्दाग, धुर्वा, धुर्वा, संदी
 झारखण्ड, 834604
 Address:
 S/O: Shyam Bihari Parbat, E 9,
 Krishna Nagar Road No-8
 Pandag, Dhurwa, Dhurwa,
 Ranchi
 Jharkhand, 834004
Aadhaar - Aam Aadmi ka Adhikar

मदन परत
 २/५/१८



भारत सरकार
Unique Identification Authority of India

नामांकन क्रम / Enrollment No 1071/22111/06348

To,
अलोक कुमार शुक्ला
Alok Kumar Shukla
S/O Ram Mani Shukla
16/B
New Area Morabadi
Morabadi
Ranchi University Kanke Ranchi
Jharkhand 834008
9394809302

Ref: 484 / 31H / 66277 / 66245 / P



SH204638615FT



आपका आधार क्रमांक / Your Aadhaar No. :

8859 5359 8428

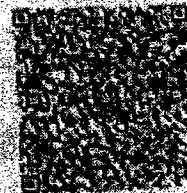
आधार - आम आदमी का अधिकार



नामांकन क्रमांक
Enrollment No



अलोक कुमार शुक्ला
Alok Kumar Shukla
जन्म वर्ष / Year of Birth : 1975
पुरुष / Male



8859 5359 8428

आधार - आम आदमी का अधिकार

Business

Alok Shukla
5/12/18

D.G. BUILDERS & DEVELOPE

राम मणि शुक्ला
Parti

Ram Mani Shukla