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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ae16567bd09899c77c76

Receipt Date : 18-Jan-2021 11:14:11 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000005718

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : JOEL ESTATE DEVELOPERS Thro Director  
Vijay Pratap Bhagat ( Vendee )

GRN Number : 2103869963



:- For Office Use :-

को जब 1999 की धारा 62 अन्तर्गत दण्डनीय अपराध है।  
व्यक्ति का नाम जो इस दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट  
कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय  
मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

*[Signature]*  
18.01.2021

*[Signature]*  
18.01.2021

18/01/2021

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

सम्पत्ति का मूल्य  
7405569.08

स्टाम्प.....(100).....रुपये

18/01/21  
V Resh com -

मार्ग दर्शिका पंजी से मिलान किया  
जमीन का दर/डी०..... 1482791  
कच्चा मकान का दर/वर्ग फीट.....  
पक्का मकान का दर/वर्ग फीट.....  
फ्लैट का दर/वर्ग फीट.....



Anshu  
18-01-2021

18/1/21



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**DEVELOPER AGREEMENT**

This developers agreement for 18 is made on this 18th day of Jan 2021 at Ranchi.

**BETWEEN**

Smt Anshumala Xalxo w/o Abraham Xalxo by caste Oraon , (Scheduled Tribe) in faith Christian, by occupation housewife , Permanent resident of village Gaari, Thana- Bariyatu, District- Ranchi (Jharkhand)834009. Present address A-401, Ishwar Apartment Plot No-4, Sector-12, Dwaraka southwest delhi ( herein after called the "Owner" of the ("One Part") UID-546847755510, PAN-AAAPX3187D

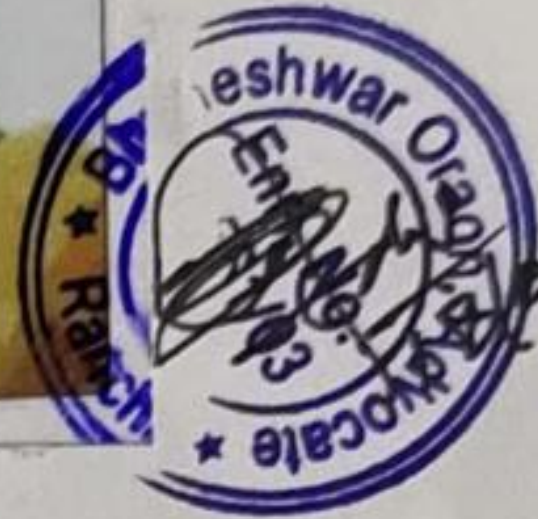
**AND**

"JOEL ESTATE DEVELOPERS " , having official address Sarhul Nagar ,Bariyatu, Ranchi, Jharkhand 834009 through its Proprietor/Director Vijay Pratap Bhagat, S/o Late Trilok Bhagat by casete Oraon (Scheduled Tribe), in faith Christian Resident of Oraon Colony, P.S - Namkum District - Ranchi ( herein after called the "BUILDER" of the SECOND PART") UID- 9302 4934 7853, PAN- APXPB0690P.

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प्रकाश फोटोपारल में प्रमाण घोटाला एवं खासतौर से लीग की दृष्टि में वर्णित प्लॉट दर्ज नहीं है।  
18/1/21

गैर मजरूवा प्रतिबंधित सूचि से खाता.....7.....प्लॉट...3...का मिलान किया दर्ज नहीं पाया  
(11)



Anshu <sup>Advocate</sup>  
18/01/2021



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18/01/2021

Anshumalya Yadav

Paul Gido J

Engari ~~Hankar~~ Ram

H. White

18/01/2021

Whereas the terms and expressions the "OWNER" and the "BUILDER" shall unless excluded by or repugnant to the context shall mean and include their respective heirs , successors , legal representatives , executors and administrators .

WHEREAS the owner has represented that He/she is absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of revenue free hold land measuring 10 kathas, equivalent to 16.53 decimal ( fifteen decimal) more or less more particular in first schedule of khata No.7, R.S Plot no- 346 , sub plot -346/k situated at Mauja - Gaari , Anchal – Bargain, Thana no. 194, Ranchi , Jharkhand.

AND WHEREAS as the Owner has conscientiously agreed and decided that the property described in the First Schedule be Developed into a multistoried building comprising of ownership Flats by entering into suitable agreement with a BUILDER.

WHEREAS in pursuance of the aforesaid agreement, understanding and decision, the OWNER, apart from this agreement shall also execute a general power of attorney Empowering "JOEL ESTATE DEVELOPERS" Not only to enter into agreement and dealing in respect of the LAND PROPERTY but also to delegate the power and authorities and appoint agents and attorney on their behalf also.

AND WHEREAS the parties hereto have agreed to develop the land in Municipal Town of Ranchi on the terms and conditions hereinafter appearing subject to the OWNERS establishing a marketable title in respect of the said property.

*Prasanna Kumar*

*Prasanna*

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed by and between the OWNER AND THE BUILDER hereto as follows:-

A) In this agreement unless it be contrary or repugnant to the subject or context the word terms and /or expressions hereinafter mentioned: definition shall have the meaning to them as follows.

1.1 " **The OWNERS**" : shall mean and include smt. Anshumala Xalxo W/O Abraham Xalxo by caste Oraon by faith Christian by occupation – House wife, resident of vill- Gaari, P.S - Bariyatu ,district- Ranchi, Jharkhand.

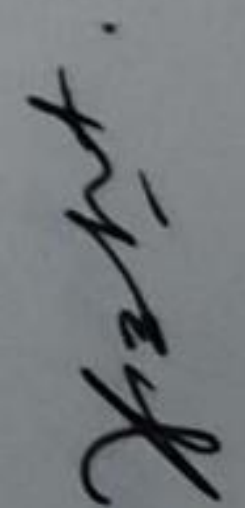
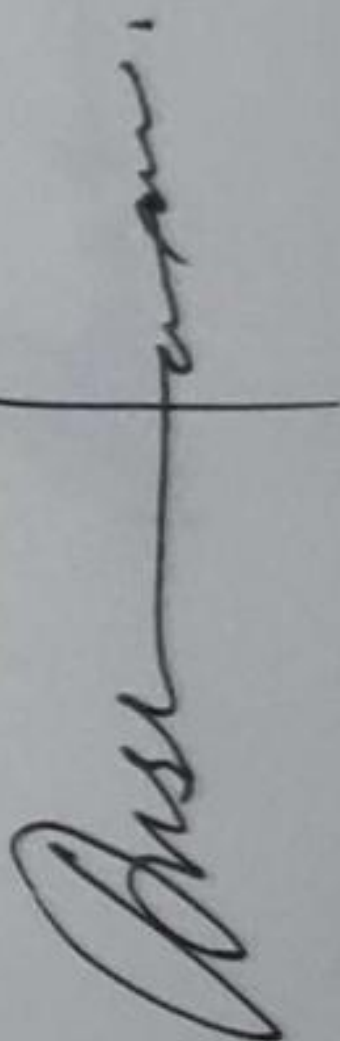
1.2 **BUILDERS** – shall mean the said " JOEL ESTATE DEVELOPERS . Sarhul Nagar Bariyatu,Ranchi , Jharkhand and its successors and the associates or any other person subsequently be admitted to the business and its successors in interest.

1.3 **LAND PROPERTY:** - Land Property shall means all that place and parcel of land together with house standing thereon being more particularly described in first schedule.

1.4 **BUILDING** :- building shall mean the building to be constructed on the land property in accordance with the plan to be sanctioned by the Ranchi Municipal corporation, Ranchi.

1.5 **FLAT** :- shall means a covered space consisting of Bedroom, Living room, Bathroom, Kitchen and Balcony verandah etc. more particularly described in part one of second schedule.

1.6 : " **The DEVELOPER**" :- shall mean and include the Developer above named and its Director/Proprietor and their representative heirs. Executors, administrator. Developers legal representatives and or permitted assigns, successor or successors-in-interest and / or assigns.



1.7 : " **The PURCHASER**":- shall mean and include

a) If he/she be individual then his's / her's / their's respective heirs, executors, administrators, legal representatives and / or permitted assigns.

b) If it be a Tribal and Christian Tribal undivided family then its members for the time being and their respective heirs, executors, administrators, legal representatives and or permitted assigns.

c) If it be a company then its successors or successors in interest and /permitted assigns.

d) If it be a private limited firm then its Directors for the time being and their respective heirs, Executors administrators, legal representatives and /or permitted assigns

e) If it be a trust then its trustees for the being and their respective successors-in office and /or assigns.

*Prasanna Chandra*

1.8) "**The LAND** ":- shall means 10 kattha of land equivalent to more or less 15 decimal of land being part of R.S sub Plot 346/R of plot no.346, khata no-7 situated at mauja:- Gaari, Anchal – Bargain, P.S no- 194, Bariyatu, Ranchi, Jharkhand.

1.9) "**The BUILDING**":- shall mean the building being constructed over "the LAND" and more fully described in the Second schedule hereunder written.

1.10) **PARKING SPACE**:- It shall mean any place in covered area reserved for parking of motor car more particularly described in part two of second schedule.

1.11) **COMMON FACILITY** :- common facilities and amenities shall include corridors ,hall ways ,stairways ,passage ways ,shifts ,driveways , common lavatories , pump room , tube well , over head tank ,water pumps and motor and other facilities which may be mutually agreed upon between the parties and

*Prasanna*

required for the establishment ,location ,enjoyment ,provisions ,maintenance and /or management of the building including more particularly desired in Third schedule.

1.12) **COMMON EXPENSES** : - It mean and include a Proportionate share of the cost charges and expenses for working maintenance ,up keep repairs ,replacement of common parts and common facilities including a proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property particularly described in fifth schedule.

1.13 ) **SALEABLE SPACE** :- It shall mean the space in the building available for independent use and occupation after making due provision of common facilities and the space required thereof.

1.14 ) **OWNER'S ALLOCATION** : - It shall mean the constructed area to form flats (particularly described in second schedule ) in the aforesaid building as per specifications mentioned in schedule four enclosed herewith and agreed upon by the OWNER.

1.15) **BUILDER'S ALLOCATION** : - It shall mean the total constructed areas in the aforesaid building together with the right title interest in common facilities and amenities including the right to the user thereof and also the car parking space available at the said premises after providing for owner's allocation.

1.16 ) **TRANSFER** : - transfer with its grammatical verifications shall include transfer by voluntary handing over of possession and any other means adopted for effecting what is understood as a transfer of space in multistoried to purchaser here of although the name may not be within the definition of the term as given in the transfer of property Act of or other enactment.

1.17) **TRANSFeree** : - It shall include any natural or juristic person like company, association or person competent to enter into contracts and to whom any space

*Prashant Kumar*

*Prashant*

in the building has been transferred.

1.18) **SUPERBUILT UP AREA** : - super built up area shall mean and include the carpet area of that flat ,wall area, verandah/balcony/ cupboard area , the proportionate area if any.

1.19) Words importing singular shall include plural and vice versa

#### **ARTICLE – II COMMENCEMENT --**

This agreement shall be deemed to have commenced with effect from the date of handing over of the land by Owner to the builder subject to such extension as may be done from time to time. This agreement shall be in force for 36 months provided that if the entire project is delayed for the reason beyond this agreement for the reasonable period.

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#### **ARTICLE - III -**

Name of the building Proposed to be constructed shall be Defined by mutual consent .The proposed construction shall consist permissible F.A.R construction Area , Equivalent to LG+G+4 on it .The builder and owner reserve right to make any construction beyond the top floor on the Defined Apartment. The BUILDERS shall have reserve right to make Headroom, water tank & other construction for provide amenities only beyond the top floor on the said proposed apartment.

#### **ARTICLE – IV THE SCHEME**

i). The scheme and plan as formulated by the builder and agreed by the owner pervades as follows /:

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the builder will invite and selected purchaser's agreeing to acquire on an ownership base is flats/flat in the building on the landed property more specified in the schedule one. Builder would construct flats along with other common parts, common amenities and common facilities appertaining to the same.

ii) The builders shall if they feel necessary be entitled to nominate any such intending purchaser to the owner with whom the builder would have entered into a formal agreement. The intending purchaser as the nominee of the builder shall enter into an agreement of sale with the owner or their authorized attorney for purchaser of undivided proportionate share of land property. This agreement of the sale will be prepared, inspected and approved by the builder who may join the owner to enter into such agreement with intending person who is nominee of the builder.

iii) (a) The builder shall make arrangements to get plan sanctioned from R.M.C. as early as possible and the owner here by Empowers the builder to sign any document required for sanction of the said plan.

(b) The builder shall develop according to the sanctioned plan from RMC, Ranchi having case no- RMC/BP/0514/W06/2020.

iv) After the delivery of the possession of the flats in the aforesaid building by the builder to the owner. They shall enjoy all the rights and privilege and will subjected to the same liabilities as other flats owners as provided in the builder's agreement or otherwise.

v) Upon handing over the possession of the FLATS to the owner as per the owner's allocation agreed by the builders, the owner shall pay the proportionate share of common expenses of all taxes, as contained in the fifth schedule to the builder for the time being and the society of the building constructed with mutual understanding with the owners and nominees of the said multistoried flats and shall follow the rules of the society.

#### **ARTICLE – IV BUILDER'S RIGHT: -**

1) The owner hereby grant subjects to what has been herein after provided the exclusive right to the builder to build , construct ,or make any needful variation for the construction the same by entering into agreement for the sale and /or transferred ,and /or construction in accordance with the plan to be sanctioned by Ranchi Municipal corporation Ranchi ,with or without amendment and or

modification made or caused by the builder and expenses occur for sanction map or its amendments shall extremely will bear by the builder alone.

II) The builder shall be entitled to prepare modify or alter the plan and to submit the same to the R.M.C. rules in the name of owner or as be required under R.M.C. rules at its own cost and the builder shall pay and bear all fees including Architect fee, charges and Expenses required to be paid or deposit for obtaining the sanction from R.M.C. and for the construction of the building at the said premises provided however that the builder shall exclusively be entitled to all refunds of or all payment and /or deposit made by the builder for intending purchaser.

#### **ARTICLE – V ( APARTMENT CONSIDERATION ): -**

- 1) In consideration of the owner having agreed to permit the builder to construct, modify and complete the building on the said premises as a whole the builder agree.
- 2) To prepare and cause the said plan to be sanctioned and to incur and bear all cost charges and expenses for preparation of design and sanction of the plan.
- 3) At its own cost to obtain all necessary permissions and / approvals and or consents.
- 4) To pay all cost of supervision of the development and construction of the owner allocation in building at the said premises.
- 5) To bear all cost charges and expenses construction of the building at the said premises.
- 6) To allocate to the owner's Allocation of the constructed area in the building at the said premises. ( herein after called the **OWNER'S ALLOCATION**)
- 7) To give possession of the " owner's allocation" within 24 months of the

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beginning of the construction work or from Approval of sanctioned plan from R.M.C . Whichever is early, the completion of the project will 36 months period time.

**ARTICLE – VI ( OWNER'S ALLOCATION ) :-**

1) WHEREAS the owner has agreed and decided to accept the owner's share i.e 35% of the total constructed area in the manner as stated below :-

The owner shall be allotted within share of 35% of the total constructed area. However the fixed charges of undivided proportionate share, including common facilities of per flat shall be adjusted /deducted from the cost of the excess owner's share. The Rate is being Rs. \_\_\_\_\_ /per sq feet between owner and builder. The difference amount shall be payable by the owner to the builder or the builder to the owner as the case may be.

2) (a) The owner shall not pay a single rupee toward the cost of construction of the owners allocation flats the value which may be more or less. It is specifically agreed between the builder and the owners that the builder shall give the flats as committed to the owners as per architect plan as above described area in consideration of the land the owner for the development of the lands as such no payment for the flats shall arise.

(b) The project will be completed as per mutual consent of the land owner and builder, the builder will provide the flats in their area equivalent to 35% construction building in their share of land as owner's share above described.

(c) The owner hereby specifically and categorically agrees and state that in no case she / He will claim from the builder in respect of the area of her/his share other than the area as stated above.

(d) The cash of Rs 1,00,000/- ( One Lakh only )  
only vide cheque no UBI- "432963" dated 04/08/20

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other than an exclusive licence to the builder to commercially practice the same in terms thereof provided however , that the builder shall be entitled to borrow money from any bank , or banks or financial institution without creating any financial liability of the owner or affecting their state interest in the land property and it being expressly agreed and understood that in no event the owner shall be responsible and / or made liable for payment of any such dues of the bank/banks or institution , and for that purpose the builder shall keep the owner indemnified against all action such proceeding and cost charge, and expenses in respects thereof.

(VI) as and from the date of completion of the building the builder and / or its transferees and the owner and / or their transferees shall not be liable to pay and bear proportionate charges on account of all taxes and other imposition payable in respect of the space.

(VII) There is no existing agreement regarding the development or sale of the said premises and all other arrangement if any, prior to this agreement have been cancelled and are being suspended by this agreement.

(VIII) That it is clearly agreed between the parties that in the sale deed executed by the owner in favor of the builder or his/ her nominees all the consideration amount for the flat/flats shall be actually paid to the builder, in case the builder ask the intending purchaser to pay the owner certain amount on time to time of the execution of the sale deed or to any intermediate time the same amount shall be refunded by the owner to the builder.

(IX) It shall be obligatory on the part of the owner to become member of the flats owner to become member of the flats owner's association or society formed by the members staying in the said building and this association of flats owner's will repair and maintain the property and the building shall be payable by all the flats owners. The flats owner's association shall be the apex body relating to interest of the entire flats owner and shall work for peacefully living of the members.

*Prashant Kumar*

*Prashant*

clearly understood that all cost of flats although the sale deed shall be executed by the owner in favour of the purchasers who shall be the nominee of the builder.

8) Save and Accept in respect of owner's Allocation in form of right over flats the easements, partially-easement, benefits, privileges and advantages more particularly described in schedule 6-7 in common in the conferred in favour of the owner, The owner shall have no claim or right of any nature in other flats, floor spaces and area of the said property and/or the said building adjoining above or beneath of her/his flats.

9) The owner's shall not be responsible if the builders fails to sale / book the flats of his allocation in the time and if there is any delay in sale / booking the builder shall complete the construction of the said building within the time frame otherwise owners shall have the right to decision to stop further work and get the work completed by other builder if there is inordinate delay. And capital invested by the builder if any dispute arises in their family members related with the land due to owners share in future and the amount whatsoever will be returned within a month to the builder without the procedure of the court with mutual consent.

#### **ARTICLE – VII – BUILDER'S ALLOCATION : -**

(I) In the construction of the above the builder shall be entitled to saleable space in the building to be constructed at the land property together with proportionate undivided share on the said land and also in the common parts and facilities and other services area in the said building after providing the owner's Allocation as provided in Article ( VI ) herein above and the builder shall be entitled to enter into an agreement for the sale and transfer.

(II) That the builder shall use good quality of chips , iron rod , cement and other materials in construction of the said multi storied building proposed to be build by the builder and the owner shall have right to inspect the qualities of the aerials by herself/ himself or by his engineer appointed by the owner for the same purpose and builder shall have no objection for the same .The builders allocation and to

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receive/release and collect all money in respect and it hereby expressly agreed by between the parties hereto the for that purpose of entering into such agreement it shall not be obligatory on the part of the builder to obtain any further consent of any of the owner and this agreement by itself shall be treated as consent by the owners.

(III) The builder shall be entitled to mortgage charges or deal with the builder's allocation and the right title interest under this agreement.

(IV) The builder shall entitled to deduct or adjust the cash amount paid to the owners account in the form of cash or in the shape of any expenses made on behalf of the owners share related with the land paper or any other expenses of their share for the development of the project.

#### **ARTICLE – VIII : FORCE MAJORE : -**

(I) The builder shall not be liable to any obligation hereunder to the extent that the performance of the reverent obligations are prevented by the existences of the force major and shall be suspended from the obligation during the duration of the force major.

(II) Force major shall mean and include any act of God, Riot, arson, Flood, Earth Quake tempest. Civil common strike , Lock Down any suit or proceedings in the court or any notice or rules or notification of the government or other public authorities or any other inevitable circumstances including delay in obtaining any electrical connection beyond the control of the builder and / or owners the builder will not be liable to refund the amount in any case.

(III) The builder will not responsible in any case for refunding the funds to the purchasers here under the clause of force major.

#### **ARTICLE – IX – MISCELLANOUS : -**

*Pushover*

*17/2/20*



झारखण्ड सरकार

झारखण्ड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदयनाथ साहदेव	एतवा उरांव, वल्द-डेका उरांव, जाति-उरांव, निवासी-साकीन देह टोला छोटका गाडी माल 2-11-0 दो रूपये ग्यारह आना मो. 82/85 सन 1935-36 मोक़रर शुदा माल ता. चैत सुवी सम्वत 1993 साल से अमल में आवेगा।

जिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम	गाड़ी	खाता का प्रकार	रैयती
खेवट नम्बर	1	खाता नम्बर	7	थाना का नाम	राँची	थाना नम्बर	194		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
7	6	शीवाना वडागाइ दोन नीज	टाइ दो 1	0 (एकड़) 31 (डिसमील) 0	वकवजे वाशु उरांव पेटा रैयत।		2	5	6	कायमी
	7	शीवाना बडागाइ दोन नीज	टाइ दो 1	0 (एकड़) 32 (डिसमील) 0	वकवजे शनीचरवा उरांव पेटा रैयत।		2	5	6	कायमी
	8	टांड नीज दोन रतनु उरांव	दोन तीन 1	0 (एकड़) 12 (डिसमील) 0	वकवजे शनीचरवा उरांव पेटा रैयत।		2	5	6	कायमी
	9	टांड नीज दोन शनीचरवा उरांव	दोन तीन 1	0 (एकड़) 17 (डिसमील) 0	वकवजे वाशु उरांव पेटा रैयत।		2	5	6	कायमी
	19	टांड शनि चरवा उरांव दोन नीज	टाइ दो 1	0 (एकड़) 80 (डिसमील) 0	वकवजे शनीचरवा उरांव पेटा रैयत।		2	5	6	कायमी
	20	टांड नीज टांड शमरू उरांव	टाइ दो 1	0 (एकड़) 92 (डिसमील) 0	वकवजे वाशु उरांव पेटा रैयत।		2	5	6	कायमी
	54	शीवाना वडागाइ टांड निरसा उरांव	टाइ दो 1	1 (एकड़) 87 (डिसमील) 0			2	5	6	कायमी
	237	टांड जया मगरा उराव टांड जीतन महतो	टाइ दो 2	0 (एकड़) 73 (डिसमील) 0	ऑनलाइन जॉब		2	5	6	कायमी
	276	नीज दोन फला उरांव	दोन तीन 1	0 (एकड़) 2 (डिसमील) 0	वकवजे बीसु उरांव पेटा रैयत।		2	5	6	कायमी
	277	दोन यमरू उरांव दोन नीज	दोन तीन 1	0 (एकड़) 2 (डिसमील) 0	वकवजे शनीचरवा उरांव पेटा रैयत।		2	5	6	कायमी
	278	दोन यमरू उरांव दोन नीज	दोन दो 1	0 (एकड़) 8 (डिसमील) 0	वकवजे शनीचरवा उरांव पेटा रैयत।		2	5	6	कायमी
	279	दोन नीज दोन बिजला उरांव	दोन दो 1	0 (एकड़) 5 (डिसमील) 0	वकवजे वीश उरांव पेटा रैयत।		2	5	6	कायमी
	280	दोन नीज दोन बिजला उरांव	दोन एक 2	0 (एकड़) 26 (डिसमील) 0	वकवजे वीशु उरांव पेटा रैयत।		2	5	6	कायमी

(I) The Owner and the builder have entered into agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the builder and the owner or as a joint venture between the parties here into any manner or shall parties hereto constitute as an association of persons.

(II) It is understood that from time to time facilitate the construction of the building by the builder and transfer of the flats through various deeds. Matters and things not herein specified may be required to be done by the builder applications and for which the builder may need the authority of the owner and various applications and other documents may be required to be signed by the owner related to which specified provision may not have been mentioned herein, the owner hereby undertake to do all such acts, deeds, matters and things that may reasonably be required to be done in the matter.

(III) The owner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such deeds, matters and do not in the way infringe on the rights of the owner and /or do against the spirit of this agreement. The owners are simultaneously executing and registering an irrevocable general power of attorney in favour of the builder and its nominee so that there may not be any delay difficulty causes on the part of owner or any of them.

(IV) Ant notice required to be given by the builder shall without prejudice to any other mode or service available deemed to have been served on the owner if delivered by hand or duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the builder if delivered by hand or sent by prepaid register and post registered office of the builder.

(V) Nothing in these present shall be construed as demise or assignment or conveyance in law by the owner of the land property to any part thereof to the builder or as creating any right title or interest in respect thereof to the builder

*Prakash*

*Prakash*

(X) The owner shall from the date of taking possession maintain the said flats at their own cost in a good and tenantable condition and shall not do or cause to do anything in or to the said building or part thereof which may be against the bylaws of local authority or any the statutory bodies of which may cause hardship to other co- occupants, alter or make conditions in or above the said building / flats or part thereof.

(XI) The building shall be completed within 36 months from the date of vacation of the existing house or sanctioned of the plan by R.M.C. whichever is later subjected to the force major clause above. However delays in account of slow payments from the intending purchasers may delay finish of complete building and none of the owner shall have any claims from the builder in this account provided the delay is not for the unreasonable period.

(XII) The municipal taxes, land revenue and electricity etc will be borne by the owner till the possession of owner flats is given.

#### **ARTICLE – X : - LEGAL PROCEDURES**

(I) It is hereby expressly agreed by and between the parties here to that it will be the responsibility of the owner and the builder jointly to defend all the action and proceedings in respect of the title of the aforesaid land property.

(II) The owners shall also execute a general power of attorney in addition to this agreement in favour of "JOEL ESTATE DEVELOPERS" through its Proprietor / Director Vijay Pratap Bhagat through which the said builder is authorized to develop the land according to feasibility , fix up purchaser and general carry all the necessary activities required for the purpose of construction and disposal of the flats as per sanctioned plan to the advantage and convenience of the associate parties. An irrevocable general Power of attorney is being simultaneously executed and it is read along with this agreement.

#### **ARTICLE – XI : - ARBITRATION : -**

*Handwritten signature*

*Handwritten initials*

(I) The Builder and the owner hereby decides that if any dispute arises in future then the matter will be finalized by the appointment of the arbitrator by both the parties to solve the disputes out of court for the personal and public benefits purpose and to remain the construction work going on without any abstacles.

**The first schedule above referred to : ( LAND PROPERTY )**

All that pieces and parcel of Revenue freehold Land in the Name of Smt Anshumala Xalxo w/o Abraham Xalxo by caste Oraon by Faith : - Christian ,by Occupation :- Housewife ,resident of village – Gaari , Bargai, Bariyatu , District - Ranchi, (Jharkhand) .Measuring :10 Katthas that is approx 15 decimals , the same little more or less approximately, situated at mauja – Morhabadi, P.S – Bariyatu ,P.S NO- 194, Dist – Ranchi.( Jharkhand ) .

Other details being as follows ; -

Village --- Gaari,

Khata No – 346

Plot no – 7

**BOUNDED AND BUTTED AS FOLLOWS :-**

NORTH :- ROAD

SOUTH :- PLOT\_STEPHEN XESS

EAST :- House of Gulab Kiran Surin

WEST :- ROAD

*Anshumala Xalxo*

*STEPHEN XESS*

**The second Schedule above referred to : ( FLAT )**

**PART - I**

All that the floor space measuring a gross area equal to \_\_\_\_\_sq.ft. ( \_\_\_\_\_ ) square feet in the form of flat and on the ground floor in the form of open parking space direction of the proposed multistoried building as per plan approved by R.M.C. The drive ways excepting car flats with similar facilities shall be occupied by other parties as described in the scheme, parking space in the still which is not the part of common area shall be used for parking of car etc. as per the allotments made by builders.

**The Second Schedule PART – II ( FLAT )**

**Owners / Owner's Share ( Share of First Part)**

The owner share within share of 35% of the total constructed area in the proposed multistoried Building, Including undivided proportionate share and common facilities of per flat.

S.no.	Flat / B- Block	Floor	Super built up Area( SQ.FT)
1.	E	3	1650
2.	D	3	1220
3.	E	4	1650
4.	G	G_4	840

**The Second Schedule PART – II ( FLAT )**

**Builder / Builder's Share ( Share of Second Part)**

*Pushalaxmi*

*Prithi*

The builder share within share of 65% of the total constructed area in the proposed multistoried Building, Including undivided proportionate share and common facilities of per flat.

S.no.	Flat / B- Block	Floor	Super built up Area ( SQ. FT)
1.	C	1	1465
	C	2	1595
	C	3	1595
	C	4	1595
2.	D	1	1155
	D	2	1220
	D	4	1220
3.	E	1	1650
	E	2	1650
4.	G	3	1330

*Pushalagan*

**THE THIRD SCHEDULE REFERRED TO ABOVE ( common facilities)**

1. The foundation, column, beams, supports, lobbies stairs, stairways, landing, entrance and exists.
2. Pumps, installation, Pump room and room for staff or workers if any.
3. Common passages, car parking area if any.
4. Tube well, water pump water tanks or reservoir water pipes and other common

*Pushalagan*

pumping installation.

5. Electrical wiring meters and fixtures (excluding those as are installed for any particular flats).

6. Drainage, sewerage and rain water pipelines.

7. Boundary including outer said walls of the said building and the main gate.

**THE FOURTH SCHEDULE ABOVE REFERRED TO :  
SPECIFICATION OF CONSTRUCTION**

FOUNDATION :- R.C.C Column and pedestal with ant termite treatment both in foundation and plinth

STRUCTURE :- R.C.C framed structure as per design and specification of structure consultant.

DOORS :- wooden door with door frame.

WINDOWS :- Fully glazed two track aluminum sliding windows with M.S grill

KITCHEN :  
a) working platform : Black Granite Slab  
b) Dado : 36" height  
c) Sink : Stainless Steel

TOILET : provision for hot and cold water with branded C.P. fittings and white coloured sanitary ware

FLOORING : Flooring 2' x 2 vitrified tiles in rooms ,antiskid ceramic tiles in kitchen, toilet, balcony.

*Prashant Kumar*

*Prashant*

LIFT : 1 Nos Six / Eight passenger branded Manual/Auto lift

STAIR : Marble flooring / steel railing

BALCONY : Steel Railing

ELECTRICAL : Concealed copper wiring , switches and fitting of reputed brand with adequate power points

INTERNAL WALL FINISH : All internal walls shall be finished with smooth plaster of Putty/ Paris and primer .

EXTERNAL WALL FINISH : All external wall finished with elevation design from weather coat paint.

WATER SUPPLY : 24 Hours water supply from deep tube well

\* Extra Charges for peripheral services to be borne by Buyers :

- a) Electricity up to 3 K.W ( transformer)
- b) Generator connection (300 W)
- c) For Lift

**The Fifth schedule above referred to : ( common Expenses )**

(I) The expenses of administration , maintenance , repair , replacements of the common parts and equipment and accessories common area and facilities including white washing, painting and decoration the exterior portion of the said building the boundary walls entrance staircase landing, gutters rainwater pipes motor pumps , well writing and installation sewers , drains and all other common parts , fixtures , fittings a common and requirements in under or upon the

*Prakash*

*Prakash*

building enjoyed or used in common by the owners , intending purchasers , co – purchasers or other occupiers thereto.

(II) The cost of cleaning , maintenance and lighting the main entrance passages, landing , staircase and other parts of the building as enjoyed or used in common by the occupiers of the building.

(III) The salaries of manager clerk , bill collectors, Gatekeepers , Plumbers, electricians , sweepers etc. if any

(IV) The cost of working , repairs , replacement and maintenance of the pumps , tube well and other plumbing works including all other service charge for service rendered in common to all occupiers.

(V) Municipal taxes and other taxes and other out going etc.

(VI) Insurance of building against earthquake, fire, or damage and civil commotion etc.

(VII) All electrical charges payable been common for the common portion of the said building.

(VIII) All such other expenses including printing & stationary also all litigation expenses incurred in respect of and dispute with Ranchi Municipal corporation, RRDA of any other local authority, Government insurance company any other persons in relation to or be deemed by the build or any ad- committee or association of the occupiers to be necessary of incidental to the maintenance and upkeep of said building.

**The sixth schedule above referred to : -**

(I) The intending purchasers shall be entitled to all rights, privilege, vertical and lateral supports, easement, appendages, and appurtenance whatsoever belonging

*Prashant Kumar*

*Prashant*

or known as part or parcel thereof appurtenance herein after more particularly to the said building set forth in the seventh schedule herto.

(II) The right of way in common as aforesaid in to and all common passages , driveways, entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said property and always and it is hereby declared that nothing herein contained shall permit the purchasers or person deriving title under the purchasers and / or his/her their /its servants and employees incites and / or customers to abstract in any way by vehicle , deposit of materials , rubbish or other free passage , of other common passages and driveways , entrance as aforesaid.

(III) The right of protection of the said flat by or from all other parts of the building property as far as they protect the same.

(IV) The right of flow in common as aforesaid of electricity, water and waste or soil from lacing or cleaning any part or the said flat so far as such rebuilding replacing, repairing or cleaning as aforesaid cannot be reasonable be carried out such entry and in all such case except in emergent situation upon giving 48 hrs previous notice in writing of the purchasers intention so as to enter to the builders/owners/co-purchasers/occupiers property entitled to the same.

**The seventh schedule above referred to : -**

The understanding rights , easement ,partially –easement and privilege appertaining to the said flat shall be expected and be reserved up to the said building.

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

*Prakash*

*Prakash*

(II) The right of protection of the other Part/parts of the said building all parts of the said flats far as the same can or does normally protect.

(IV) The right with or without workman and necessary material to enter from time to time upon the said flat for the purpose of re building, repairing, cleaning, or replacing so far it may be necessary such pipes, drains wires as aforesaid provide always that save in case of parts of the said land building shall give to the intending for such entry as aforesaid.

In Witnesses of the OWNERS and the BUILDERS both have subscribed their hands sign and seal, after fully understanding the contents of this agreement on the day 18.01-2021 month and year first above written in the presence of the witnesses.

WITNESSES

1. Seemal Kachhal  
Sankla toli, Neamkurn, Khijn  
Ranchi

2. Anneju Singh  
Sashi Vikas  
cheshire home  
Road Ranchi

DRAFTED BY  
ADVOCATE : BHUNESH CHANDRA ORAON



[Signature]  
18/01/2021  
SIGNED SEALED AND DELEVERED BY  
THE OWNER

Joel Estate Developers  
[Signature]  
18/01/2021  
Proprietor

SIGNED SEALED AND DELIVERED BY  
THE BUILDER.

\* Sale/purchased shall be under CNT (96) permission.






[Signature]  
18/01/2021

OWNER'S (FIRST PART) SIGNATURE, PHOTO AND FINGER

IMPRESSION OF LEFT HAND



*[Handwritten Signature]*  
18/01/21

Thumb	Index	Middle	Ring	Little
				

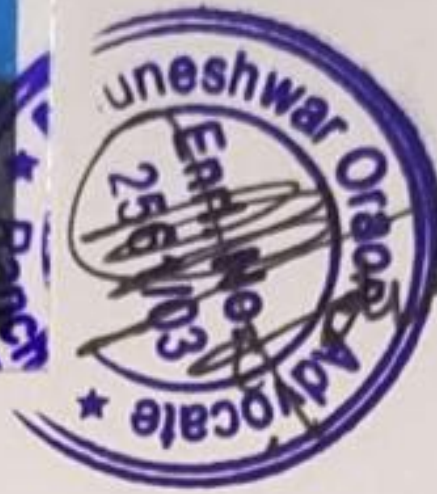
Certified that the fingerprints of five fingers of the left hand of each persons, whose photographs are affixed in the sale deed have been taken before me.



*[Handwritten Signature]*  
18/01/21

*[Handwritten Signature]*

**BUILDER'S/ DEVELOPERS (SECOND PART) SIGNATURE, PHOTO AND FINGER  
IMPRESSION OF LEFT HAND**



*[Handwritten signature]*

Thumb	Index	Middle	Ring	Little

Certified that the fingerprints of five fingers of the left hand of each persons, whose photographs are affixed in the sale deed have been taken before me.



VILLAGE - GARI

THANA NO - 194

THANA & DIST - RANCHI

R.S. Plot NO - 346

SUB Plot NO - 346/K

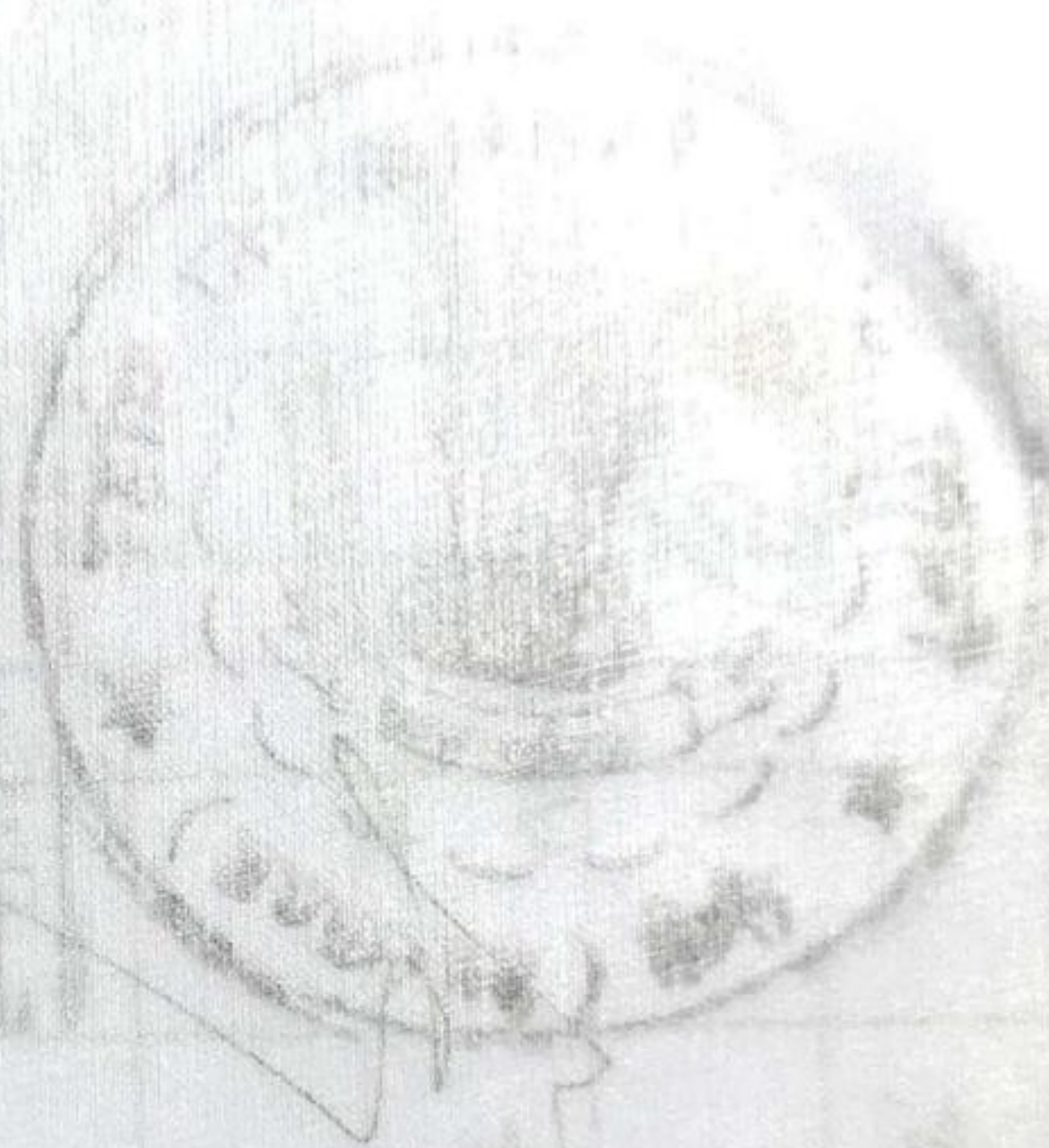
SHOWN IN RED WITH

AREA

10 KATTHA

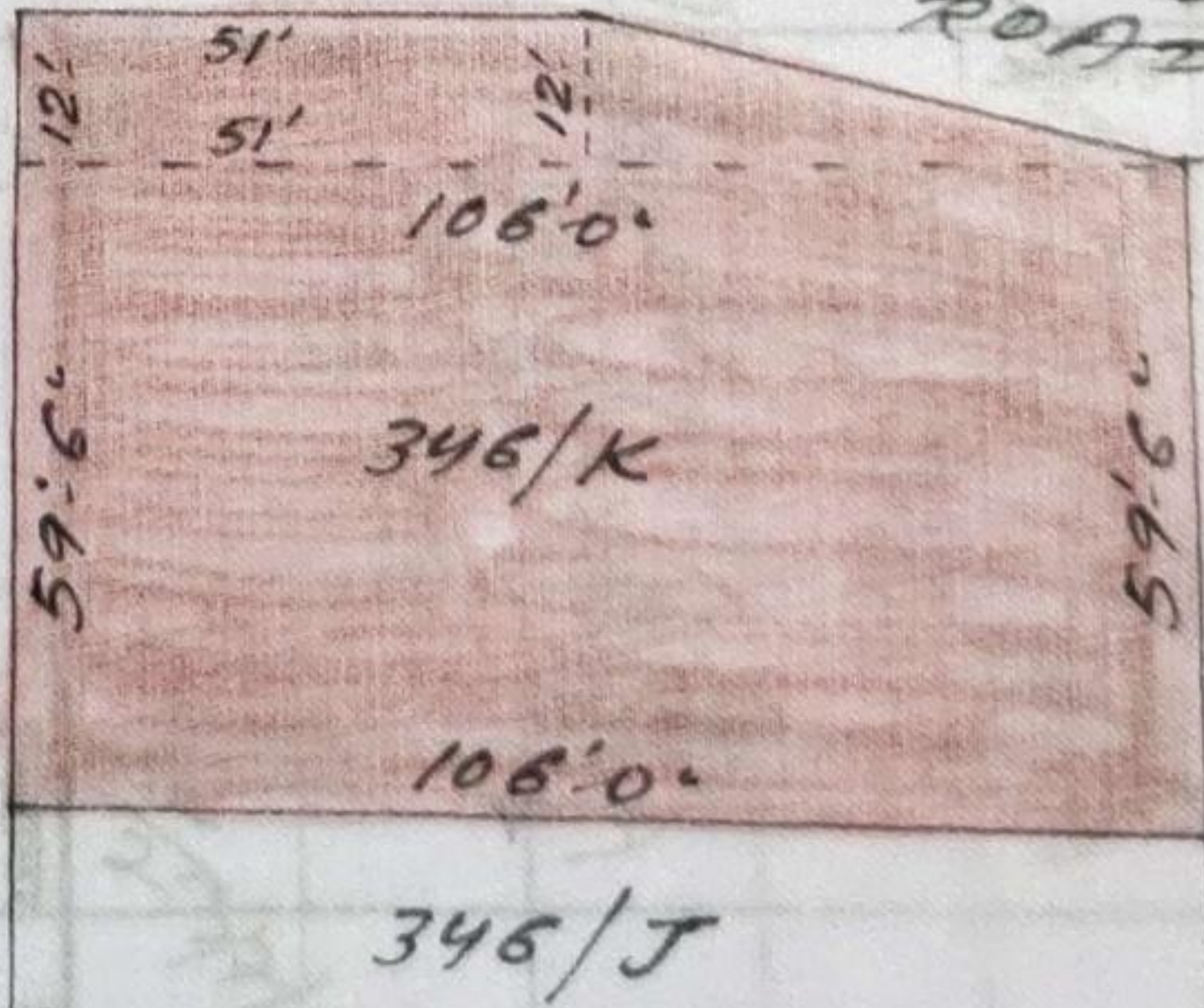


BOOTY ROAD



20'-0" WIDE PROPOSED ROAD

15'-0" WIDE PRO ROAD



345/C

*Pushalaya*  
18/01/21



Contingent Name of Village 477 477

8/1/21

Thana

*[Signature]*

Thana Number

*[Signature]*

...



2020

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

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

Page No. : 183  
Vol. No. : 7  
Receipt No. : 0462534614

बड़ागाई | गाड़ी | 194 | श्रीमति आशुमाला खलखो

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
7	346	10 कठा 0 छटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2018-2019)	1 ला वर्ष (2019-2020)	
माल (नकदी)	5.00			5.00	5.00	5.00
गुजारी (भावली)	1.25			1.25	1.25	1.25
सेस	2.50			2.50	2.50	2.50
सूद	2.50			2.50	2.50	2.50
मुतफरकात	1.00			1.00	1.00	1.00
मीजान	12.25			12.25	12.25	12.25

तफसील अदायकारी

अदायकारी बाबत		बकाया				मोतालबा हाल (2020-2021)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष (2018-2019)	1 ला वर्ष (2019-2020)		
माल (नकदी)				5.00	5.00	5.00	
गुजारी (भावली)				1.25	1.25	1.25	
सेस				2.50	2.50	2.50	
सूद				2.50	2.50	2.50	
मुतफरकात				1.00	1.00	1.00	
मीजान अदायकारी				12.25	12.25	12.25	

(1) मीजान कुल (लफजों में) : Thirty Six Rupees and Seventy Five Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 36.75

तारीख अमला तहसील कुनिन्दा : 06-11-2020

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्राथी की जानकारी के लिए है।

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

*[Handwritten Signature]*

ऑनलाइन प्राँचा

IV  
CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN STATES IN GOVERNMENT  
Halka

District: Sub-division: Circle/Anchal

Name of State: Tauzi Number:

S. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Number of tenancy to which the mutation relate	Authority sanctioning mutation on 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		9	10
	260/27	আইস	আইস 194	১ পেজ নং ০৭	৩.৩০. ১৭/১১/৯৭	১-১০-৯০ ৬০৭৭ ২-১৭/৯৭	আইস ৩১২৫ আইস আইস ৩১০ আইস আইস ৩১১: আইস আইস ১০ (৩১২) ১০ ০৭	(৭৭) ১০ (২১ ৩৩ ১১)	১০/১১/৯৬ ৫-১১/৯৬

Memo No

Date

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

Circle Officer/Anchal  
Circle Anchal Adhikari

*[Signature]*



# राँची नगर निगम, राँची।

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

Memo No. : SAM/008/0111/20/21  
Date : 25-11-2020  
प्रभावी : प्रथम तिमाही 2016-2017

सम्पत्ती/सुश्री  
SHU MALA XALXO W/O ABRAHAM XALXO

पता  
CHESIKE HOME ROAD BARGALN

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं०- 008000764800020 एवं नया वार्ड सं० 6 (पुराना वार्ड सं० 8) हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- रू० निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	334.40
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)		334.40



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, [www.ranchimunicipal.com](http://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 सम्पत्ती कर का 50% होगा।  
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ती 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 संग्रहित इस सम्पत्ती 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।

Print



## Pre Registration Docket

Date :- 18-01-2021 04:30 pm

Appoinment :- 18-Jan-2021 Time:- 13:6

Office Name :- SRO - Ranchi  
Token No:- 20210000005718

Article	Development Agreement
Pre Registration Date	18-Jan-2021
No. Of Pages	63
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,89,034.

Property Id: **456997**

<b>Valuation No.</b> : 608707 / 2021	<b>:-</b> 2020-2021	<b>User Id</b> : 175	<b>Date</b> : 18-January-2021 16:27:PM
<b>State</b> : Jharkhand	<b>District</b> : Ranchi		<b>Tahsil</b> : Baragai
<b>Land Type</b> : Urban	<b>Corporation</b> : Ranchi Municipal Corporation Gari		<b>Village/City</b> : Gari
<b>Gari Word No 8</b> - Other Road			
<b>Volume Number</b> - 7			
<b>Page Number</b> - 183			
<b>Khata Number</b> - 7			
<b>Plot Number</b> - 346			
<b>Holding Number</b> - 0080007648000z0			
<b>Valuation Rule</b> : Commercial land			
<b>Property Details</b>			
1	Land area	16.52 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16.52 x 448279=7405569.08	₹74,05,569/-
<b>A</b>	Total		₹74,05,569/-
<b>Note</b> : Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹74,05,600/-
<b>Total Amount in Words</b> : Seventy Four Lakhs Five Thousand Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: House of Gulab Kiran Surin, West: ROAD, South: PLOT_STEPHEN XESS, North: ROAD
Area	Land area : 16.52 Decimal
Other Description of the Property	Pin Code - 834009

Government/Market Value	7405569.08
Transaction Amount	- N

CLAIMANT	<b>-Mr. JOEL ESTATE DEVELOPERS Thro Director Vijay Pratap Bhagat, Address - Oraon Colony, P.S. - Namkum District-Ranchi- ,Father/Husband Name Late Trilok Bhagat , PAN No.- ,Permission Case No.- , Aadhaar No. *****7853</b>
EXECUTANTS	<b>-Mrs. Anshumala Xalxo, Address - Village-Gaari, P.S.- Sadar, District-Ranchi- ,Father/Husband Name PAUL TIGOG , PAN No.- ,Permission Case No.- , Aadhaar No. *****5510</b>

Witness Information	<b>Mr. Amujen Minj , Address - Village-Chachali, P.S.-Chainpur, District-Gumla-, Father/Husband Name-Milyanus Minj</b>
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Identifier Details	<b>Mr. Seemal Kachhap , Address - Village-Khijri, Sirkha Toli, P.S.- Namkum, District-Ranchi-, Father/Husband Name-Birsa Kachhap</b>
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Property Id:456997		
<b>Fee Rule:Development Agreement</b>		
1	Stamp Duty	4

1	SP	1,890
<b>Total</b>		<b>1,890</b>

Property Id:456997		
<b>Fee Rule:Development Agreement</b>		
1	PR	1
2	LL	3
3	E	2,000
4	A1	1,85,140
<b>Total</b>		<b>1,87,144</b>

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

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

*[Signature]*  
Deed Writer / Advocate

*[Signature]*  
Vendee / Claimant

*[Signature]*  
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Document Registration Summary 1

18-Jan-2021

- Government/Market Value: ₹7405600/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 18-01-2021 Presented at SRO - Ranchi  
Signature of Presenter

SRO - Ranchi

Receipt : 423187

Receipt Date : 18-01-2021

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1890
LL	₹3
A1	₹185140
Stamp Duty	₹100

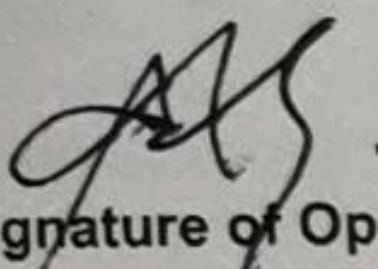
Total ₹189134

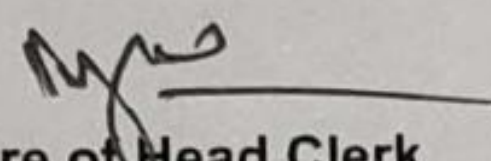
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	JoelEstateDevelopersThroDirectorVijayPratapBhagat	GRN Number : 2103869963 DEPT Transaction Id : ae16567bd09899c77c76 Transaction Type :	100
E	2000	2000	0	GRAS	JoelEstateDevelopersThroDirectorVijayPratapBhagat	GRN Number : 2103870810 DEPT Transaction Id : f0932d1cb44536be0deb Transaction Type :	2000
PR	1	1	0	GRAS	JoelEstateDevelopersThroDirectorVijayPratapBhagat	GRN Number : 2103870810 DEPT Transaction Id : f0932d1cb44536be0deb Transaction Type :	1
SP	1890	1890	0	GRAS	JoelEstateDevelopersThroDirectorVijayPratapBhagat	GRN Number : 2103870810 DEPT Transaction Id : f0932d1cb44536be0deb Transaction Type :	1890

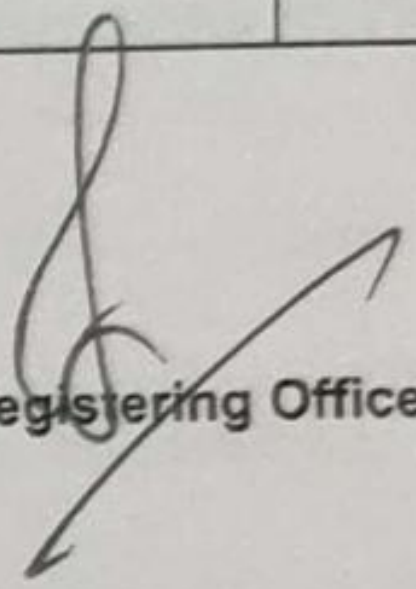
NGDRS : National Generic Document Registration System

	185140	185140	0	GRAS	JoelEstateDevelopersThroDirectorVijayPratapBhagat	GRN Number : 2103870810 DEPT Transaction Id : f0932d1cb44536be0deb Transaction Type :	185140
LL	3	3	0	GRAS	JoelEstateDevelopersThroDirectorVijayPratapBhagat	GRN Number : 2103870810 DEPT Transaction Id : f0932d1cb44536be0deb Transaction Type :	3
Sub Total	189038	189134	-96				

Article : Development Agreement Number of Pages : 126

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20210000005718

Deed Type	Development Agreement
Number of Pages	126
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1890, A1 :- Rs. 185140, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.7405569/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Other Road, Gari Word No 8 Property Boundaries :- East: House of Gulab Kiran Surin, West: ROAD, South: PLOT_STEPHEN XESS, North: ROAD Volume Number - 7Page Number - 183Khata Number - 7Plot Number - 346Holding Number - 0080007648000z0 Area Of Land :- 16.52 Decimal

Sh./Smt.**Anshumala Xalxo** s/o/d/o/w/o **PAUL TIGOG** has presented the document for registration in this office



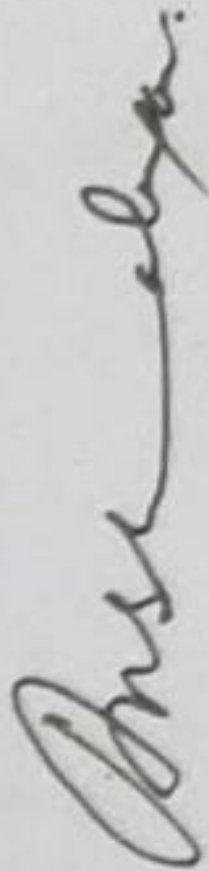



today dated :- **18-Jan-2021** Day :- **Monday** Time :- **16:43:36 PM**





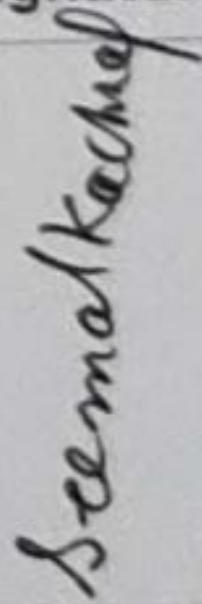
Anshumala Xalxo(Individual)

Party Name	Document Type	Document Number
Anshumala Xalxo	PAN/UID	546847755510

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>Anshumala Xalxo</b> <b>Address1 -</b> Village-Gaari, P.S.- Sadar, District-Ranchi, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Anshumala Xalxo <b>Address:-</b> A-401, , Ishwar Apartment Plot No.4, Sector 12, Dwarka, , South West Delhi, 110075, , Delhi, India		EXECUTANTS Age:63			
2	<b>JOEL ESTATE DEVELOPERS Thro Director Vijay Pratap Bhagat</b> <b>Address1 -</b> Oraon Colony, P.S. - Namkum District-Ranchi, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b> <b>Permission Case No.-</b>	Yes	Vijay Pratap Bhagat <b>Address:-</b> , , , Oraon Colony Sirkha Toli, Namkum, , Ranchi, 834010, , Jharkhand, India		CLAIMANT Age:38			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>Seemal Kachhap</b> S/o-D/o <b>Birsa Kachhap</b> <b>Address1 -</b> Village-Khijri, Sirkha Toli, P.S.-Namkum, District-Ranchi, <b>Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature

**Party Name and Address**

**Amujen Minj**  
Address1 - Village-Chachali, P.S.-Chainpur, District-Gumla, Address2 -  
, , , Jharkhand

Photo	Thumb	Signature
		<i>Amujen Minj</i>

*Amujen Minj*  
signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **Anshumala Xalxo**), has/have admitted the execution before me. He/ She/ They has / have been identified by ( **Seemal Kachhap**) Son/Daughter/Wife of ( **Birsa Kachhap**) resident of ( **Village-Khijri, Sirkha Toli, P.S.-Namkum, District-Ranchi**) and by occupation ( **Service**).

Signature of Registering Officer

Date:- 18-Jan-2021

Seal and Signature of Registering Officer



Token No.: 20210000005718

## CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **18-Jan-2021** by **Anshumala Xalxo**, S/O, D/O, W/O **PAUL TIGOG** resident of Village-Gaari, P.S.- Sadar, District-Ranchi .,  
This deed was registered as Document No:- **2021/RAN/373/BK1/329** in Book No :- **BK1**, Volume No :- 42 from  
Page No :- 153 to 278 at, office of **SRO - Ranchi**

Date:- **18-Jan-2021**

Registering Officer

18/1/21

