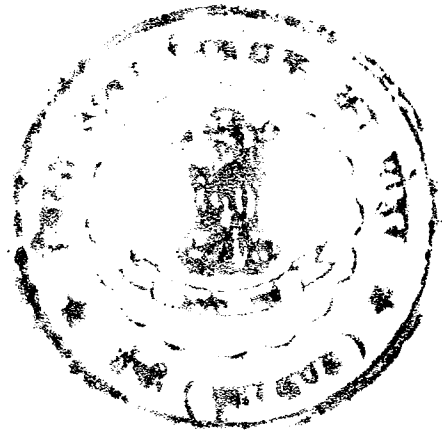




Swan
Ranchi
Machulika Devi
17/07/20
17/07/20

thumb fore middle ring little



17/07/2022 ——— 10/01
~~Machulika Devi~~
A. Prasad
Lower Bazar Area
H. wife
17/07/2022

12
27
17/07/2020

A.P.S.
Prasad Constructions Pvt. Ltd.
Director

4035

3712

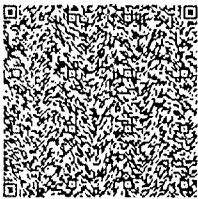


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH29567518982062S
 Certificate Issued Date : 04-Jul-2020 11:33 AM
 Account Reference : NONACC (SV)/ jh9006904/ RANCHI/ JH-RNC
 Unique Doc. Reference : SUBIN-JHJH900690444276287685209S
 Purchased by : PRASAD CONSTRUCTIONS PVT LTD
 Description of Document : Article 5 Agreement or memorandum of an Agreement
 Property Description : DEVELOPMENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MADHULIKA DEVI AND OTHERS
 Second Party : PRASAD CONSTRUCTIONS PVT LTD
 Stamp Duty Paid By : PRASAD CONSTRUCTIONS PVT LTD
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



.....Please write or type below this line.....

Seena Devi

*Sharda Devi
7/07/20*

प्रमाणित किया गया है कि
 प्रमाणित किया गया है कि
 प्रमाणित किया गया है कि
 प्रमाणित किया गया है कि
 प्रमाणित किया गया है कि

19/07/2020

Madhulika R.

A.S.

17/07/20

0007515760

Prasad Constructions Pvt. Ltd.
Director

[Handwritten signature]



17/07/20

THIS DEVELOPMENT AGREEMENT is made on this the 1st day of July, 2020 (Two Thousand Twenty) A.D. of the Christian Era at Ranchi;

B E T W E E N

- (1) **Smt. Madhulika Devi**, age 49 years, (PAN: AAUPD6396A, Aadhar No.4665 3077 9702, Mobile No. 9431106580), daughter of Anirudh Prasad, Grand daughter of Late Durga Prasad, wife of Rajkumar Gupta, by occupation: Housewife ;
- (2) **Smt. Sharda Devi**, age 47 years, (PAN: AAUPD6395D, Aadhar No. 9204 9711 5522, Mobile No. 9431106578), daughter of Late Bishu Mohan Saraf, grand daughter of Late Ram Avtar Ram, wife of Sri Manoj Kumar Gupta, by occupation: Housewife ; and

A.C. Saraf
17/07/20

[Handwritten notes in Hindi]

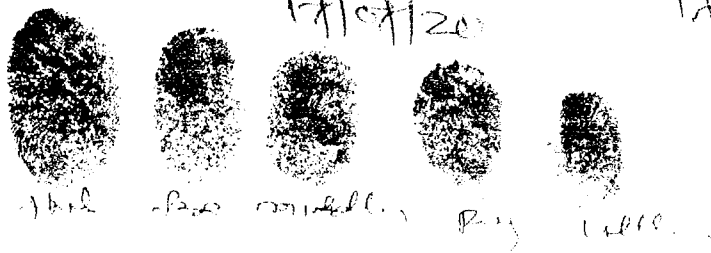
Madhulika Devi

17/07/20

Sharda Devi

17/07/20

Sharda Devi
17/07/20



ग्राम पशुपालन की भूमि घोटाला

[Handwritten signature]

A. S.

Prasad Constructions Pvt. Ltd.
Director

(3) **Smt. Seema Devi**, age 39 years (PAN: AEPPD5059P, Aadhar No.7054 5004 1180, Mobile No.9431106579), daughter of Late Kanhaya Prasad Soni, grand daughter of Late Jagat Saw Soni, wife of Saroj Raj, by occupation- Housewife ;

all by faith Hindu, by caste-Sonar, resident of North Samaj Street, Tharpakhna, P.S. Lower Bazar, District Ranchi-834001, Jharkhand, hereinafter referred to as **LAND OWNERS** (which term or expression unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns) of the **ONE PART**.

A N D

M/s. PRASAD CONSTRUCTIONS PVT. LTD., PAN:AACCP4514B, a company duly registered under the Indian Companies Act 1956, having its registered office at Prasad Sadan, Off Frazer Road, Patna -1, Bihar, Branch Office at Prasad Sadan, Shukla Colony, Hinoo, P.S. Doranda, District Ranchi through its Director **Sri AMARENDRA PRASAD SINGH**, PAN: AITPS1582N, Aadhar No. 7508 7198 8564, Mobile No.9431102657, son of Late Shailendra Prasad Singh, grandson of Late Ayodhya Prasad Singh, by faith Hindu, by caste Awadhiya Kurmi, by occupation Business, permanent resident of village Nargadda, P.O. Sahpur, Danapur, Patna and Prasad Sadan, Off Frazer Road, Patna-800001, Bihar at present resident of Prasad Sadan, Shukla Colony, Hinoo, P.S. Doranda, District Ranchi, within Town and District of Ranchi in the State of Jharkhand, hereinafter referred to as **DEVELOPER** (which term or expression unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the land measuring an area 05 Katha equivalent to 8.26 Decimal more or less being portion of R.S. Plot No.559, marked as Sub-Plot No.21 under Khata No.17, Holding No.0450003154000Z0.

Mandana...

Shankar...

A.P.S.

Prasad Constructions Pvt. Ltd.
Director

Handwritten notes:
A.P.S.
02/10/20

Ward No. 45 of Ranchi Municipal Corporation Ranchi, situated at village Hinoo, P.S. Doranda, Thana No.225, District Ranchi was purchased by Smt. Madhulika Devi, Smt. Sharda Devi and Smt. Seema Devi jointly vide registered Deed of Sale dated 18.04.2019 entered as Document No. 2019/RANU2/792/BK1/752 in Book No.BK1, volume No.74 from page No. 1 to 108 at office of SRO, Ranchi Urban-2.

AND WHEREAS Owner Nos.1, 2 and 3 have mutated the land described in 'Schedule-A' in their own name vide Mutation Case No. 280/R 27/ 2019-2020 and paying rent and taxes to the State.

AND WHEREAS the land owners are in exclusive possession with absolute right, title, interest and the same is free from all encumbrances, debts, liens, charges or attachment and is in marketable condition and they have in themselves good right, full power and absolute authority having perfect title to transfer the whole or part of Schedule 'A' property.

A.S. S. S.
17/10/20

AND WHEREAS the LAND OWNERS are interested in getting a Multistoried Residential Complex developed and constructed over Schedule 'A' land and to acquire proportionate built-up area as absolute owner as consideration on conversion basis.

AND WHEREAS the DEVELOPER' aforesaid runs its construction business under the name and style of M/s. PRASAD CONSTRUCTIONS PVT. LTD.

AND WHEREAS the LAND OWNERS are interested for development of area of Schedule 'A' land, have negotiated with the DEVELOPER for development of land by constructing multistoried building as per the provision of R.M.C./ R.R.D.A.

AND WHEREAS on satisfaction of land owner's title, the DEVELOPER has agreed to develop Schedule 'A' land by way of constructing a multistoried residential building complex, comprising Ground plus upper floors as per the approval of map by competent

Madhulika Devi

Sharda Devi

A.S. S. S.
Prasad Constructions Pvt. Ltd.
Director

17/10/20

authority over Schedule 'A' land according to modern taste and Architecture entirely at their own cost.

AND WHEREAS the DEVELOPER has proposed to give land owners an area of 50% (Fifty percent) in residential area out of the total FAR (Floor Area Ratio) achieved against the Schedule "A" land along with 50% (Fifty percent) of parking space along with all modern facilities and amenities in the proposed residential complex. The OWNERS' share shall be allotted on the Prorata basis. The same will be the criteria for allocation of parking space also.

AND WHEREAS the DEVELOPER shall have such right to deal 50% (Fifty percent) out of the total FAR in residential area and 50% (Fifty percent) of parking space on Prorata basis. The LAND OWNERS shall be bound to sign all conveyance in favour of the DEVELOPER or their nominee either personally or through their attorney/developer and the DEVELOPER shall sign as Confirming Party to such conveyance.

A.P.C.
17/07/20

AND WHEREAS the LAND OWNERS considering the offer and estimate a fair reasonable according to prevailing market position have agreed to make delivery of possession of Schedule 'A' land for its development by way of constructing multistoried building complex as per the sanction map.

AND WHEREAS it has been agreed and accepted by the Land Owners that the Developer can amalgamate the adjoining land with 'Schedule -A' and construct the building over the entire piece and parcel of land.

AND WHEREAS for making development of schedule 'A' land, the LAND OWNERS and the DEVELOPER have mutually agreed to enter into this agreement.

Madhulika Devi
17/07/20

Sharda Devi

17/07/20

A.P.C.

Prasad Construction

17/07/20

Prasad Constructions Pvt. Ltd.
Director

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the LAND OWNERS and DEVELOPER hereto as follows:-

ARTICLE I:-

1. "LAND OWNERS" means Owners Nos.1, 2 and 3 and their successor-in-interest.
2. DEVELOPER shall mean the said M/s. PRASAD CONSTRUCTIONS PVT. LTD. and its successor-in-interest.
3. LAND PROPERTY shall mean all that piece and parcel of land more particularly described in Schedule-'A'.
4. BUILDING shall mean the building to be constructed on landed property in accordance with the plan to be sanctioned by the R.M.C./R.R.D.A. with the specification mentioned in Schedule 'C' hereunder.
5. FLAT shall mean a covered space consisting of bed rooms, living room, bath room, kitchen, balcony/verandah, etc. more particularly described in appended Schedule with common super built up area.
6. PARKING SPACE shall mean any place in covered area reserved for parking of medium size motor car at ground floor, more particularly described in appended schedule.
7. COMMON FACILITIES - Common facilities and amenities shall include corridors, hall ways, stair ways, lift, passage ways, guard room, drive ways, common lavatories, pump room, tube-wells, over head tanks, water pumps and motor, generator and other facilities which may be mutually agreed upon between the parties and required for establishment location, enjoyments, provisions, maintenance and/or management of the building including the roof and terrace of the building, more particularly described in Schedule.
8. COMMON EXPENSES shall mean and include a proportionate share of the cost, charges and expenses for maintenance, upkeep, repairs, proportionate share of Municipal and property tax other

A.C. Srinivas
17/07/2016

M. Srinivas Reddy *Shri Srinivas Reddy*

A.C. Srinivas
Prasad Constructions Pvt. Ltd.
Director

applicable Govt. taxes and levies and related to or connected with the said flat and proportionate land property.

9. **SALEABLE SPACE** shall mean and include the space in building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
10. **LAND OWNER'S ALLOCATION** shall be the constructed area i.e., 50 % (Fifty percent) of the constructed area in residential area out of total FAR (Floor Area Ratio) achieved against the Schedule "A" land along with 50 % (Fifty percent) of parking space against 'Schedule-A' land in the proposed residential complex. The OWNERS' share shall be allotted on the prorata basis. The same will be the criteria for allocation of parking space also.
11. **DEVELOPER'S ALLOCATION** shall mean the total constructed area i.e. 50% (Fifty percent) of the constructed area in residential area out of total FAR achieved against Schedule 'A' land and 50% (Fifty percent) of parking space in the proposed residential complex against Schedule 'A' land.
12. **TRANSFER** with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof, although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactments.
13. **TRANSFeree** shall include any natural or juristic person like Company, Association, or persons competent to enter into contract and to whom any space in the building has been transferred.
14. **SUPER BUILT-UP AREA** shall mean and include the carpet area of the flats, wall area, verandah/balcony/cupboard area, the

A.C. J. 17/10/20

Prasad Constructions Pvt. Ltd. Director

proportionate area of staircase, guardroom and generator room, shaft well for the lift driveway and passageways, if any.

15. Words importing singular shall include plural and vice versa.
16. Words importing masculine gender shall include feminine and neuter genders, like wise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.

ARTICLE II – COMMENCEMENT

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

ARTICLE III – CONTINUATION

This agreement shall be in force for a period of 30 (Thirty) months with an additional grace period of 6 (six) months, starting from date of sanction of the Building plan by R.M.C./ R.R.D.A. provided that stipulated period of 36 (Thirty six) months include completion of structures in all manner including all facilities, amenities, handing over LAND OWNERS' share in finished condition along with completion of relevant documents with regard to LAND OWNERS' share, Schedule 'B' property and other, as required to complete deal.

A.S.
17/07/20

ARTICLE IV – GRACE PERIOD

Fixed period of 30 months can be extended for further 6 (six) months on mutual consent and if circumstances so require. If the Developer is prevented due to force majeure circumstances in completion of the building within the thirty-six month, the days losses shall be added in the completion period.

ARTICLE V - NAME OF APARTMENT

Name of the apartment proposed to be constructed shall be "UMA APARTMENT". The proposed apartment shall consist of Ground floor and three upper floors or as per the sanction of the map by the R.M.C./ R.R.D.A.

M. S. ... *Sharda ...* *A.S.*

Prasad Constructions Pvt. Ltd.
Director

ARTICLE VI - THE SCHEME

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

1. The DEVELOPER will invite and select purchaser(s) agreeing to acquire on an ownership basis flat/flats in the Schedule "A" DEVELOPER would be construct flats along with other common amenities and common facilities appertaining to the same.
2. The agreement of sale will be prepared, inspected and approved by the DEVELOPER wherein the land owners shall join as a Confirming Party either through themselves or through authorized person of Developer.
3. The DEVELOPER shall get plans sanctioned from R.R.D.A./ R.M.C. and the OWNERS shall themselves sign and hereby empowers the DEVELOPER to sign any document required for sanction of plan.
4. After the delivery of the possession of the flat in the aforesaid building by the DEVELOPER to the OWNERS, the latter shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat owners or the prospective purchaser/s as provided in the DEVELOPER'S SALE AGREEMENT confirmed by LAND OWNERS.
5. Upon handing over of possession of the flat to the LAND OWNERS, the latter agree to pay to the DEVELOPER, the proportionate share of maintenance expenses hereunder written from and after the date of said flat become ready for occupation till the DEVELOPER hands over possession and management of the common parts to flat owners or association to be formed for the purpose.

A.P.C. 8
17/07/20

Neethulika De Sharda 2001 2000/2001

14/07/20

A.P.S. 8/17/07/20

Prasad Constructions Pvt. Ltd.
Director

containing dwelling units and/or ownership flat with the best material and in accordance with the plans and specification mentioned hereinafter

ARTICLE IX - MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein, shall be deemed to construe as partnership between the DEVELOPER and the LAND OWNERS as a joint venture between the parties hereto in any manner or shall the parties hereto constitute as an association of persons.
2. It is understood that from time to time to facilitate the construction of the building by the DEVELOPER and transfer of flats, various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the LAND OWNERS and various applications and other documents may be required to be signed or made by the LAND OWNERS relating to which specific provisions may not have been mentioned herein, the Land owner hereby undertake to do all such acts, deeds matters and things that may be reasonably required to be done in the matter and the LAND OWNERS also undertakes to sign and execute all such additional application/s and other document/s as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the LAND OWNERS and/or go against the spirit of this agreement. The Land owners hereby declare that through this Development Agreement the Developer is empowered to sell, transfer and register before the registering authority, proper deed of sale of Developer's share. The land owners further declare that if required the land owners will execute power of attorney in favour of Developer or their nominee for transfer and registration of Developer's share in the propose building. The Developer is also authorized to submit building plan with his own signature.

A.S.P.
17/07/20

Madhulika D. Sharda
A.S.P.
Prasad Constructions Pvt. Ltd.
Director

3. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available deemed to have been served on the OWNERS if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the Registered Office of the DEVELOPER.
4. Nothing in these present shall be construed as a demise or assignment or conveyance in law by the OWNERS of the land property or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in to commercially exploit the same in terms thereof provided, however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions without creating any financial liability of the Landowners or affecting his estate and interest and it being expressly agreed and understood that in no event the land owner shall be responsible and/or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the Developer shall keep the Land owners indemnified against all actions, suits, proceedings and costs, charges and expenses if arises due to construction or development work.
5. As and from the date of completion of the building, the DEVELOPER and/or its transferees and the LAND OWNERS and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.
6. There is no existing agreement regarding the development or sale of the said land and that all other arrangements, if any, prior to this agreement have been cancelled and are being suspended by this agreement. The Land owners assure and guarantee that the landed

A.S. Srinivas
17/07/20

Murali Krishna P. S. Sharda Devi

A.S. Srinivas
Prasad Constructions Pvt. Ltd.
Director

property is free from any encumbrance, attachment, charge, claim or demand whatsoever by or from anyone whatsoever and that they have absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the Developer and that the LAND OWNERS shall not only compensate all and whatsoever loss or damage that may be suffered by the Developer because of any defect and/or deficiency on Land Owners' title and/or possession of the landed property but shall also be liable for penalty for causing wrongful loss to the Developer and wrongful gain to himself by misrepresentation.

7. It shall be obligatory on the part of the LAND OWNERS to become member of the FLAT OWNERS' ASSOCIATION or SOCIETY formed by the members staying in the said building and the association of the flat owners will repair and maintain the property. Once possession is taken by flat owners for Flat the applicable charges or various Government duties and levies and taxes or any other outgoing relating to the said flat, shall be payable by all the flat OWNERS. The FLAT OWNERS' Association shall be the apex body relating to interest of all the FLAT OWNERS and shall work for the peaceful living of the member. All Flat owners shall be responsible for regular payment of maintenance charges of this apartment as decided by the Association/Society from time to time on each Flat basis.
8. The OWNERS shall from the date of taking possession, maintain the said Flats at his own cost in a good and tenantable condition and shall not be or cause to do any thing in or to the said building or part thereof which may be against the by laws of local authority or any of the statutory bodies which may cause hardship to other co-occupants, alter or make additions in or about the said building/flat or part thereof.

A.S.J.
17/07/20

Machindranath B. Sharda Devi
A.S.J.

Prasad Constructions Pvt. Ltd.
Director

9. The building shall be completed within 30 months from the date of sanction of building plan by R.M.C./R.R.D.A. subject to the grace clause above.
10. The Municipal Taxes, Land revenue, Water and Electricity etc. will be borne by the DEVELOPER from the date of this agreement till the possession of flat is given.
11. That it is clearly agreed between the parties that in the sale deed executed by the Landowners in favour of the Developer, his nominee nominees, purchasers, if all the consideration amount for the Flat/flats shall be actually paid to the Developer, the Land Owners shall be liable and responsible to pay all taxes, Service Tax and Government taxes and charges regarding Land Owner share of allocation.

A.P.C. 17/07/20

ARTICLE X – LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that during the execution of work (i.e. erection of the building), it will be the responsibility of the LAND OWNERS and the DEVELOPER jointly to defend all actions and proceedings in respect of the title of the aforesaid land property, if circumstances require for same.
2. The LAND OWNERS give Irrevocable Power of Attorney by this Agreement in favour of the said DEVELOPER or its nominee, through which the said DEVELOPER is authorized to develop land according to feasibility, fix up purchasers and in general, carry all the necessary activities required for the purpose of construction and disposal of flats as per sanctioned plan to the advantage and convenience of the associated parties.
3. The Developer through this Development Agreement is entitled to transfer the land/portion of land/proportional share of land and the proposed flats by way of gift, sale or by any way of transfer in

Madhulika R. Sharda Devi
A.P.C. 17/07/20
Prasau Constructions Pvt. Ltd.
Director

favour of R.M.C./R.R.D.A., prospective/intended Purchaser or in favour of any other transferee.

4. The LAND OWNERS are herewith handing over photo copy of all the relevant documents regarding title, possession, municipal taxes and other legal papers concerning the land properties referred above. The LAND OWNERS further assure and confirm to provide to the DEVELOPER original documents as and when required and any other document required in connection with the said land property within a reasonable time.
5. Court of Ranchi will have to jurisdiction in all legal matters arising out of or concerning this transaction. Since Head Office of Developer is in Patna, court of Patna will also have the jurisdiction in all legal matters.
6. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.

A.P.C. 17/07/20

SCHEDULE - "A"

All that piece and parcel of the land measuring an area of 05 Katha equivalent to 8.26 Decimal (more or less) being Revisional Survey Plot No.559, Sub-Plot Nos.20 and 21, Thana No. 225, Khata No.17, Khewat No.3/3, situated at village Hinoo, Police Station Doranda in the limit of Ranchi Municipal Corporation, Ranchi, Holding No.0450003373000Z0, Ward No.45(old), new Ward No.42 within Town and District of Ranchi in the State of Jharkhand, butted and bounded as follows:-

- North : 20 feet wide Survey Road.
- South : R.S. Plot No. 561.
- East : Part of R.S. Plot No.559.
- West : Part of R.S. Plot No. 559.

Calculation of Registry Fees:

Description	Commercial cost of land as per Govt. rate
Total land 5 Katha or 8.26 Decimal equivalent to 3600 Sq.ft.	Rs. 94,47,854.00

Madhulika Devi Sharda Devi 2300000 Devi
 A.P.C.
 Prasad Constructions Pvt. Ltd.
 Director

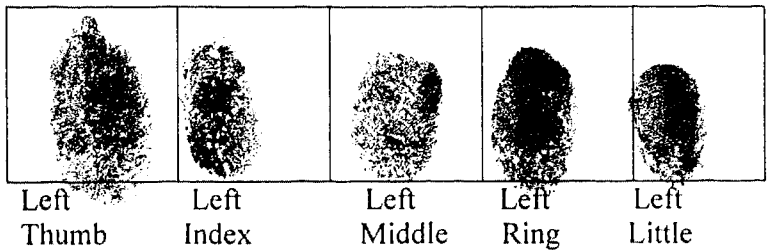
IN WITNESS WHEREOF, the Landowners and the Builder hereto have set and subscribed their respective hands the day and year abovementioned in the presence of following witness:

WITNESSES :- B.H. Sahay

1. Brij Narayan Sahay
S/o Tailok HATH Sahay
99, 80 AG Colony
Kadma, Ranchi
Pin. 834002.

Madhulika Devi
17/07/20

Signature of Landowner No.1



2. Jyotsna
(RAJ KUMAR GUPTA)

North Samaj Street
THARPAKHANA, RANCHI

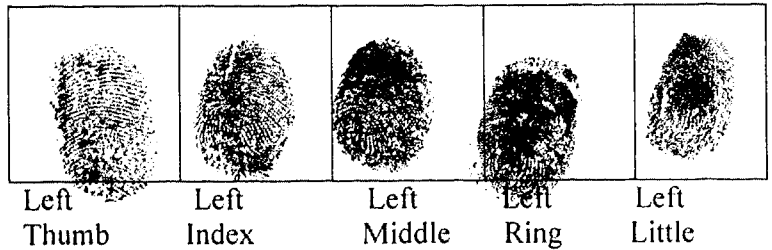


Mishra Mohan Das Goswami
Advocate
Ranchi

17/07/20

Sharda Devi
17/07/20

Signature of Landowner No.2



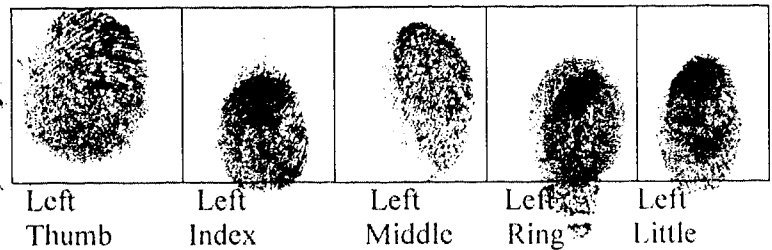
Seema Devi
17/07/20

Signature of Landowner No.3



Mishra Mohan Das Goswami
Advocate
Ranchi

17/07/20



17/07/20
FIRST PARTY/LANDOWNERS

A.P. S
Prasad Constructions Pvt. Ltd.
Director

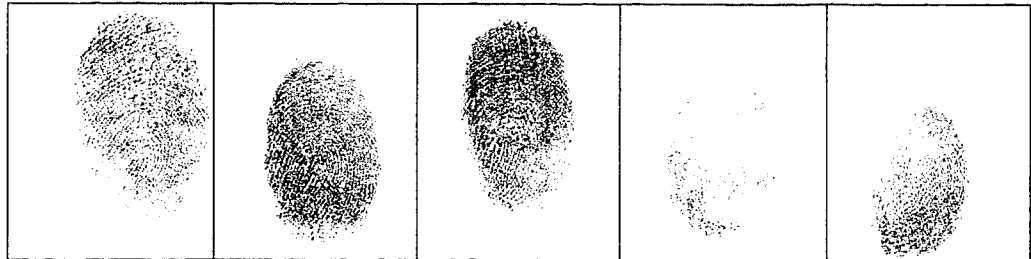


Krishan Kumar Goshal
Advocate
Civil Court Ranchi

A.P. Singh
17/07/20

17/07/20

Signature of Second Party/Developer



Left
Thumb

Left
Index

Left
Middle

Left
Ring

Left
Little

SECOND PARTY / DEVELOPER

Drafted by

Deepak Kumar Sinha

(Deepak Kumar Sinha)
Advocate

Typed by

Dinesh Prasad

(Dinesh Prasad)

Certified that the fingers prints of left hand of each person whose photographs are affixed in this document have been obtained before me.

A.P. Singh

Prasad Constructions Pvt. Ltd.
Director

12
[Handwritten marks]

VILLAGE - HIMMOO

THANA NO - 225

THANA & DIST - RAJGARH

R. S. PLOT NO - 559

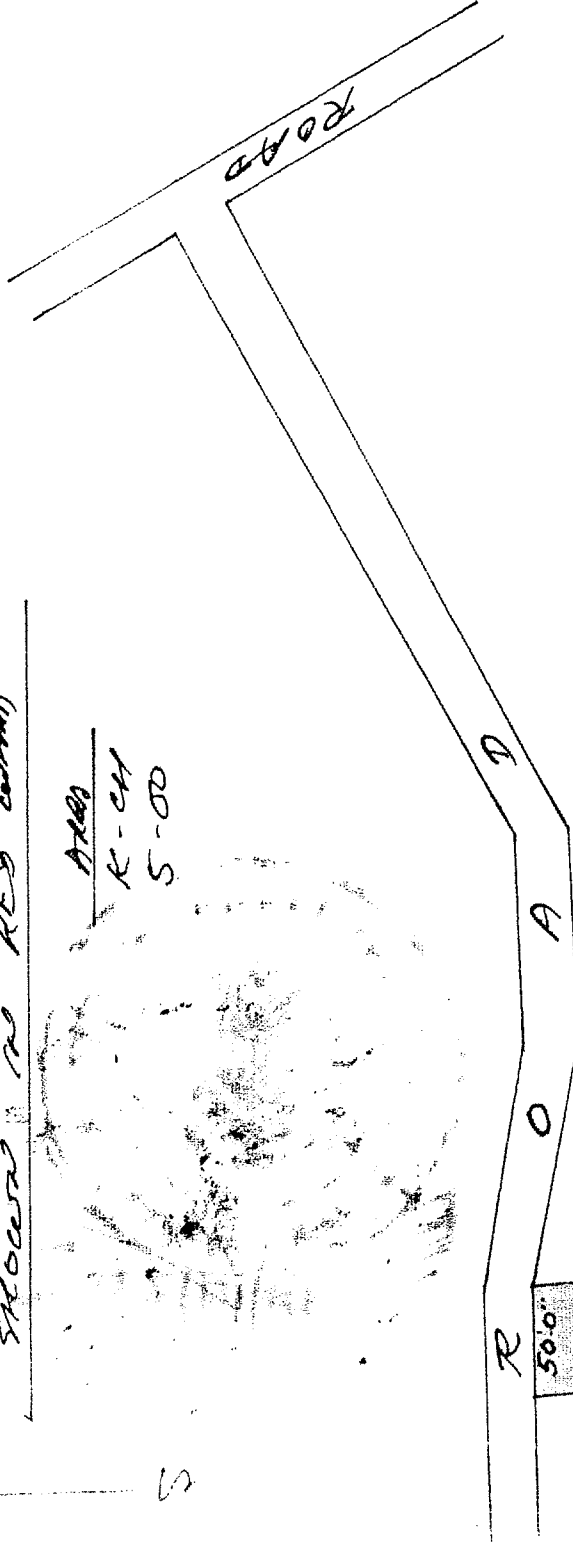
SEC MAT NO - 559/21

SHOWING NO RED contour

AREA

R - CH

S - 00



A.P.C. 21

Madhankhika Dho
Bhanda Devi 17/07/20
Sachin Dho

Prasad Constructions Pvt. Ltd.
Director


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMARENDRA PRASAD SINGH
SHAIENDRA PRASAD SINGH

01/05/1963
Permanent Account Number
AITPS1582N

[Signature]
Signature



[Handwritten signature]

[Handwritten signature]
Prasad Constructions Pvt. Ltd.
Director



भारतीय विनिर्दिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

मासिकन क्रम / Enrollment No. : 2042/27002/03826

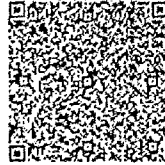
25/11/2013

To
Amarendra Prasad Singh
अमरेंद्र प्रसाद सिंह
S/O: Shalendra Prasad Singh
prasad sadan
sukla colony
hinoo
Doranda
Doranda Ranchi
Jharkhand - 834002
9431102657



KL580637146FT

58063714



आपका आधार क्रमांक / Your Aadhaar No. :

7508 7198 8564

आधार - आम आदमी का अधिकार



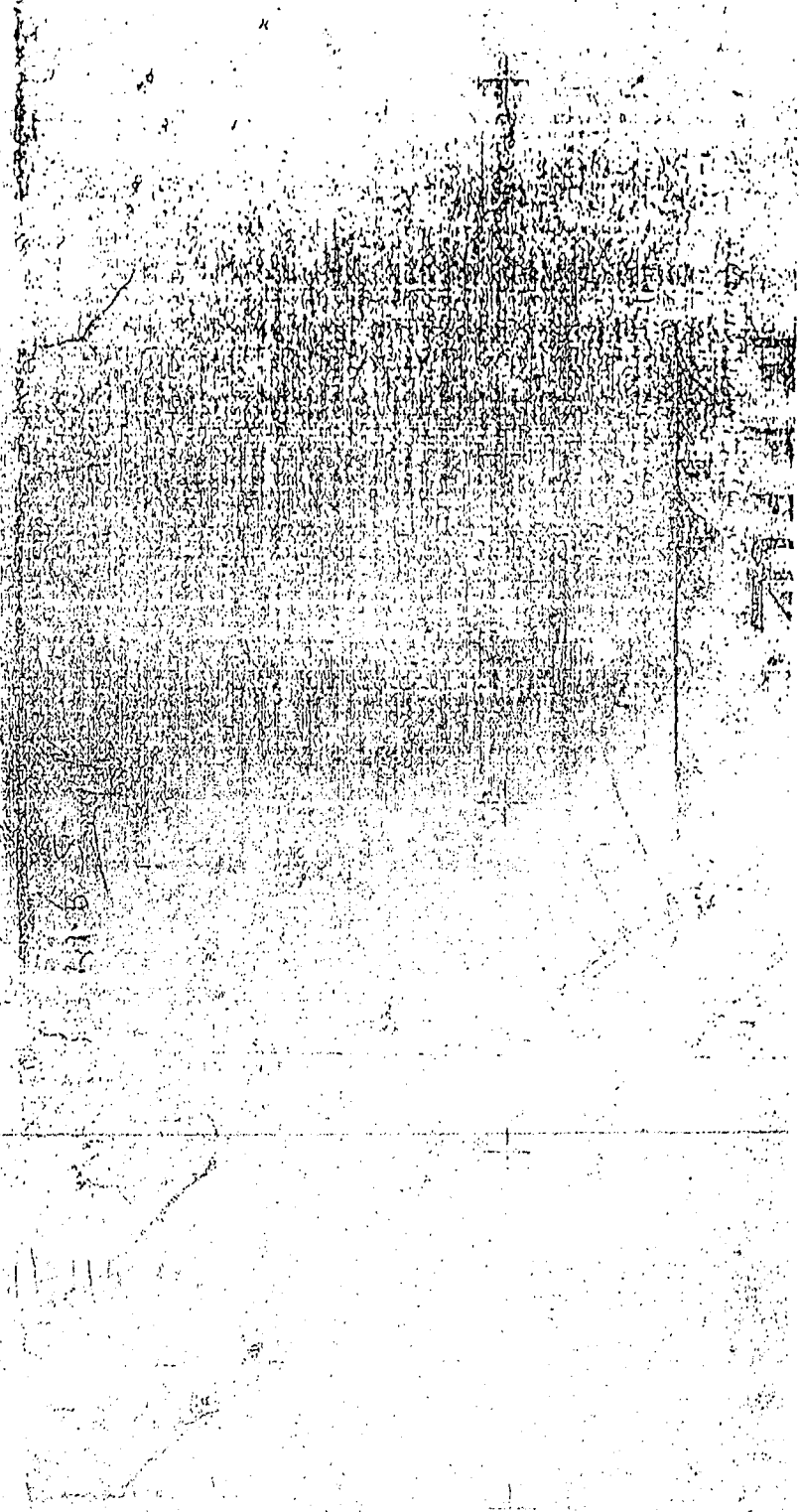
आधार - आम आदमी का अधिकार

A.P.S.

A.P.S.
Prasad Constructions Pvt. Ltd.
Director

Index to sheets

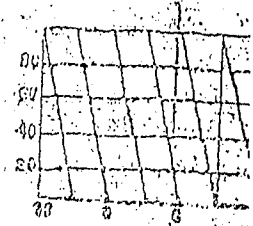
A.P.S.
Prasad Constructions Pvt. Ltd.
Director



A. S. S.
Prasad Constructions Pvt. Ltd.
Director



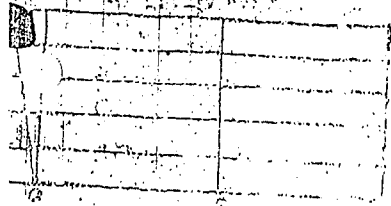
A. C. S.
Prasad Constructions Pvt. Ltd.
Director



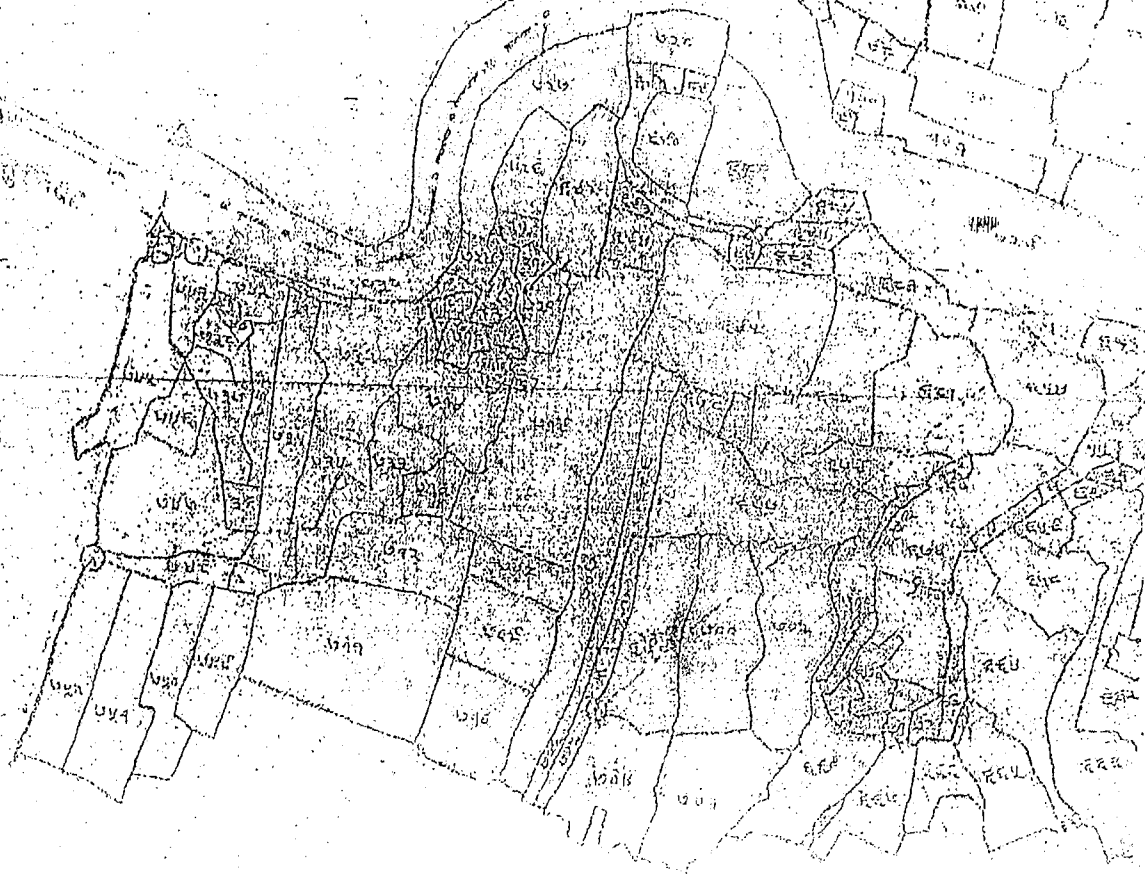

Prasad Constructions Pvt. Ltd.
Director

भारतीय न्यायपालिका

रजिस्ट्रार - (नियंत्रण)



10000000



A.S. 81
Prasad Constructions Pvt. Ltd.
Director

अरगोडा हिन् 225 MADHULIKA DEVI , SHARDA DEVI, SEEMA DEVI		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
17	559	0 एकड़ 8.26 डिग्रील 0 हेक्टर

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

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

भाग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	44.00					44.00
गुजारी (भावली)	11.00					11.00
सेस	22.00					22.00
सूद	22.00					22.00
मुतफरकात	8.80					8.80
मीजान	107.80					107.80

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					44.00	
गुजारी (भावली)					11.00	
सेस					22.00	
सूद					22.00	
मुतफरकात					8.80	
मीजान अदायकारी					107.80	

(1) मीजान कुल (लफ्जों में) : One Hundred Seven Rupees and Eighty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 107.80

तारीख अमला तहसील कुनिन्दा : 20-07-2019

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



यह एक कम्प्यूटर जनित प्रति है।

यह पत्र 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 अधिकारियों से संपर्क करें।



Prasad
A.S.
Prasad Constructions Pvt. Ltd.
Director



राँची नगर निगम, राँची।

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

Memo No. : SAM/045/0094/19/20

Date : 08-08-2019

प्रभावी : प्रथम तिमाही 2019-2020

श्री/श्रीमती/शुश्री

MADHULIKA DEVI AND SHARDA DEVI AND SEEMA DEVI W/O SRI RAJ KUMAR GUPTA
SMT SHARDA DEVI W/O MANOJ KUMAR GUPTA
SMT SEEMA DEVI W/O SAROJ RAJ

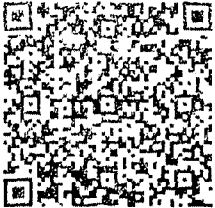
पता

SHUKLA COLONY HINOO RANCHI 834002

एतद् द्वारा आपको सूचित किया जाता है कि आपके गृह सं.- 045000315600029 काई सं. 45 (Old) जिसका नया गृह सं.- 045000337300020 एवं नया वाई सं.- 42 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया गृह कर 2019-20 के निर्धारित किया गया है।

इसके अनुसार प्रति तिमाही वार निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	167.10
2.	जल कर	0.00
3.	शीचालय कर	0.00
4.	विजली कर	0.00
5.	अतिरिक्त गृह कर (कभी जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		167.10



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रकाशित है।
- दिये गए शी कंशीन 11.4 के आलोक में वर्षो जल संरक्षण कि व्यवस्था न होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती कर का 50% होगा।
नोट: शी कंशीन 11.4 के अन्तर्गत वर्षो जल संरक्षण व्यवस्था लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान वैयक्तिक देय होगा।
- आपको किता धरे व. लिए सम्पूर्ण धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किता देय धृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं भुगतान किया है, तो 1% प्रतिमाह की दर से व. ध. का ब्याज देय होगा।
- आपका निर्धारण आपके स्व निर्धारण एवं की गई घोषणा के आधार पर की जा रही है। आपकी घोषणा सहित घोषणा पत्र की उपायों के साथ यथा समय निगम बना सकती है।
यदि आप कालांतर में अपने घोषणा पत्र में कोई भी परिवर्तन करे तो आपको अतिरिक्त धृति कर देना पड़ेगा।
- आपको कालांतर में अपने घोषणा पत्र में कोई भी परिवर्तन करे तो आपको अतिरिक्त धृति कर देना पड़ेगा।
- आपको कालांतर में अपने घोषणा पत्र में कोई भी परिवर्तन करे तो आपको अतिरिक्त धृति कर देना पड़ेगा।

A.P.S.

Prasad Constructions Pvt. Ltd.
Director



राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP/14217684



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हल्का	हल्का-03		
इस्टेट का नाम	झारखण्ड	भाग	21	पृष्ठ संख्या वर्तमान	99	थाना न.	225		
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल	लगान
7684	280 R27 2019 - 2020	हिन्डू 225	राँची	(अंचलाधिकारी) 09/07/2019	By Sale Deed No. -752 Dated 18/04/2019	17 17 149	17	559 8.26 डिसमील	

A.C.

Prasad Constructions Pvt. Ltd.
Director

क्रेता का नाम :

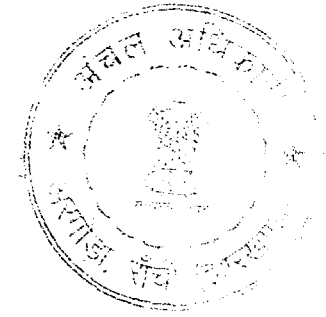
(MADHULIKA DEVI पति-RAJ KUMAR GUPTA, जाति--
-----, पता-NORTH SAMAJ ROAD,
THARPAKHANA, PS- LOWER BAZAR, RANCHI) एवं
(SHARDA DEVI पति-MANOJ KUMAR GUPTA, जाति----
-----, पता-NORTH SAMAJ ROAD,
THARPAKHANA, PS- LOWER BAZAR, RANCHI) एवं
(SEEMA DEVI पति-SAROJ RAJ, जाति-शौनार, पता-
NORTH SAMAJ ROAD, THARPAKHANA, PS- LOWER
BAZAR, RANCHI)

जमाबंदी रैयत का नाम :
आमरेंद्र प्रसाद सिंह-पिता-स्व शलेन्द्र प्रसाद सिंह

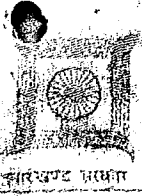
विक्रेता का नाम :

AMARENDRA PRASAD SINGH, पिता-LATE SHARDA
PRASAD SINGH, जाति-अवधीया कुरमी, पता-PRASAD
SADAN, SHUKLA COLONY, HINOO, PS- DORAN, RANCHI.

Approved By : RAVINDRA KUMAR
अंचलाधिकारी अरगोडा



राजस्व कर्मचारी हल्का-03 को आवश्यक कार्यवाही एवं सूचनाथ हस्तान्तरित
यह एक कंप्यूटर जनित प्रति है
पत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है



इंटरनेट सरकार

राजस्व एवं भूमि सुधार विभाग

अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

नाम फटा है, जाति, निवासी-

जिला का नाम राँची अंचल का नाम अरगोड़ा हलका का नाम हलका-03 मौजा का नाम हिनु

खेचट नम्बर 2 खाता नम्बर 17 धाना का नाम राँची धाना नम्बर 225

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
	551	1. दोन मंगना डोग 1. दोन नीज	दोन दो 5	0 एकड़	17 डिसमील						कायमी
	559	2. मोटा आर नीज 2. दोन वीनसा उराव	दोन दो 3	0 एकड़	74 डिसमील						कायमी
	560	2. परती जला 2. दोन जीनशा उराव	दोन एक 11	1 एकड़	92 डिसमील						कायमी
17	554	2. परती पथल मालिक 2. मोटा आर नीज	दोन दो 2	0 एकड़	13 डिसमील	काबील लगान	14	1	0		कायमी
	555	2. परती पथल मालिक 2. दोन नीज	मोटा आर 1	0 एकड़	11 डिसमील	काबील लगान					कायमी
	556	2. परती पथल मालिक 2. मोटा आर नीज	दोन दो 4	0 एकड़	10 डिसमील	काबील लगान					कायमी
	558	2. मोटा आर 2. दोन जीनशा उराव	दोन दो 1	0 एकड़	11 डिसमील						कायमी

ऑनलाइन जाँच

Prasad Constructions Pvt. Ltd.
Director

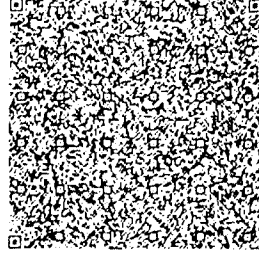
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEPPD5059P



नाम/ Name
SEEMA DEVI

पिता का नाम/ Father's Name
KANHAYA PRASAD SONI

26082019

जन्म की तारीख/
Date of Birth
01/01/1981

Seema Devi
हस्ताक्षर/ Signature

Seema Devi
Seema Devi



A.P.C.

Prasad Constructions Pvt. Ltd.
Director



भारत सरकार
GOVERNMENT OF INDIA



सीमा देवी
Seema Devi
DOB: 19-01-1981
Gender: Female



7054 5004 1180

आम आदमी का अधिकार

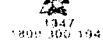
Seema Devi
Seema Devi



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/O: सरोज राज, 13 नॉर्थ सामाज
स्ट्रीट, थारपकना, रांची - 1, रांची
जि.पि.ओ., रांची जी.पी.ओ., रांची, रांची,
झारखण्ड, 834001

Address:
W/o: Saroj Raj, 13 North Samaj
Street, Tharpakana, Ranchi - 1,
Ranchi G.p.o., Ranchi G.p.o.,
Ranchi, Ranchi, Jharkhand,
834001



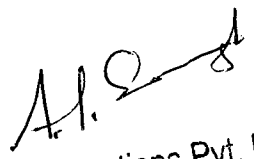
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



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


Prasad Constructions Pvt. Ltd.
Director



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

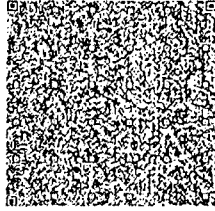
नामांकन क्रम/ Enrolment No.: 2017/78337/78900

To
राज कुमार गुप्ता
Raj Kumar Gupta
S/O: Sita Ram Gupta
13 North Samaj Street
Tharpakana, Ranchi - 1
Ranchi G.P.O.
Ranchi G.P.O.
Ranchi Jharkhand - 834001
9431106580

Download Date: 27/12/2018
Generation Date: 31/10/2018

Signature valid

Digitally signed by
Raj Kumar Gupta
DN: cn=Raj Kumar Gupta,
ou=Government of India,
o=Government of India,
c=IN



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 5790

VID : 9198 3246 1248 2066

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



राज कुमार गुप्ता
Raj Kumar Gupta
जन्म तिथि/DOB: 09/11/1962
पुरुष/ MALE



XXXX XXXX 5790

VID : 9198 3246 1248 2066

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



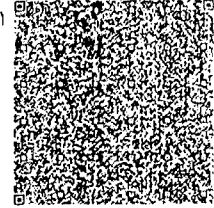
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:

S/O: सीता राम गुप्ता, 13 नॉर्थ सामाज स्ट्रीट, थरपकना, रांची
- 1, रांची जि.पि.ओ., रांची,
झारखण्ड - 834001

Address:

S/O: Sita Ram Gupta, 13 North Samaj
Street, Tharpakana, Ranchi - 1, Ranchi
G.P.O., Ranchi,
Jharkhand - 834001



QR Code with Photograph

XXXX XXXX 5790

VID : 9198 3246 1248 2066

A.P.S.A
Prasad Constructions Pvt. Ltd.
Director

आयकर विभाग
INCOME TAX DEPARTMENT

MADHULIKA DEVI

ANIRUDDHA PRASAD

30/06/1970

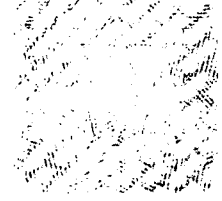
Permanent Account Number

AAUPD6396A

Madhulika Devi

Signature

भारत सरकार
GOVT. OF INDIA



20122014

Madhulika Devi

Madhulika Devi

A. S. S.
Prasad Constructions Pvt. Ltd.
Director



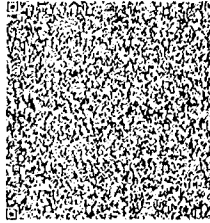
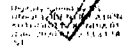
नामोंकन क्रमों/ Enrolment No.: 2017/78337/57030

To
मधुलिका देवी
Madhulika Devi
W/O: Raj Kumar Gupta
13 North Samaj Street
Tharpakana, Ranchi - 1
Ranchi G.P.O.
Ranchi G.P.O.
Ranchi Jharkhand - 834001
9334845606

Download Date: 12.02.2020

Issue Date: 02.03.2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

4665 3077 9702
VID : 9127 6611 3549 2698

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



मधुलिका देवी
Madhulika Devi
जन्म तिथि: DOB: 30/06/1970
महिला/ FEMALE

Download Date: 12.02.2020

Issue Date: 02.03.2017

4665 3077 9702
VID : 9127 6611 3549 2698

मेरा आधार, मेरी पहचान

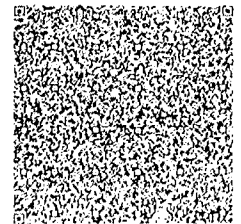
Madhulika Devi
Madhulika Devi



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
W/O: राज कुमार गुप्ता, 13 नॉर्थ सामाज स्ट्रीट, थारपकाना,
रांची - 1, रांची जिल्हा, झारखंड
9334845606

Address:
W/O: Raj Kumar Gupta, 13 North Samaj
Street, Tharpakana, Ranchi - 1, Ranchi
G.P.O., Ranchi,
Jharkhand - 834001



4665 3077 9702
VID : 9127 6611 3549 2698

मेरा आधार, मेरी पहचान

Prasad Constructions Pvt. Ltd.
Director

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAUPD6395D



नाम /NAME
SHARDA DEVI

पिता का नाम /FATHER'S NAME
BISHU MOHAN SARAF

जन्म तिथि /DATE OF BIRTH
26-11-1972

हस्ताक्षर /SIGNATURE

Sharda Devi

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI

Sharda Devi
Sharda Devi

A.S.A.
Prasad Constructions Pvt. Ltd.
Director



भारत सरकार

शारदा देवी
Sharda Devi

जन्म वर्ष : Year of Birth : 1972
लिंग : Female



9204 9711 5522

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता W/O मनोज कुमार गुप्त 13 नॉर्थ
समाज स्ट्रीट थरपखना रांची जहarkhand
थरपखना, रांची जे.पी.ओ. रांची जहarkhand
जी.पी.ओ. थरपखना 834001

Address: W/O Manoj Kumar
Gupta, 13 north samaj street
tharpakhana ranchi HB road
tharpakhana, Ranchi G.P.O
Ranchi, Ranchi G.P.O
Jharkhand, 834001



1947
800 180 1947



sharda@uidai.gov.in



www.uidai.gov.in



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

Sharda Devi
Sharda Devi

Prasad Constructions Pvt. Ltd.
Director

Signature
P. H. Saha



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ब्रज नन्दन सहाय
Braj Nandan Sahay
DOB: 26-12-1961
Gender: Male



S/O विलोक नाथ सहाय, ९९, ओल्ड ए
जी कॉलोनी कडरु, बिहड आर के नर्सिंग
होम, पी-ओ डोरान्डा पाना अरगोहा,
कडरु, रांची, झारखण्ड, 834002

Address:
S/o Late Trilok Nath Sahay, 99, Old
A.g Colony Kadru, Behind R.k.
Nursing Home, P-o Doranda P-s
Argora, Kadru, Ranchi, Jharkhand,
834002



7756 2585 4223

संभार - आम आदमी का अधिकार

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

B. N. Sahay


Prasad Constructions Pvt. Ltd.
Director

e
12/12



Pre Registration Docket

Date :- 13-07-2020 03:24 pm

Office Name :- SRO - Ranchi
Token No:- 2020000053487

Appoinment :- 17-Jul-2020 Time:- 12:0

Article	Development Agreement
Pre Registration Date	13-Jul-2020
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,42,672.

Property Id: 356804

Valuation No. : 469687 / 2020	:- 2020-2021	User Id : 3222	Date : 13-July-2020 15:01:PM
State : Jharkhand	District : Ranchi	Tahsil : Argora	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hinoo	Village/City : Hinoo	
Hinoo Word No 45 - Main Road			
Volume Number - 21			
Page Number - 99			
Holding Number - 0450003373000Z0			
Khata Number - 17			
Plot Number - 559			

Valuation Rule : Commercial land

Property Details

1	Land area	8.26 Decimal
---	-----------	--------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8.26 x 1143808=9447854.08	₹94,47,854/-
A	Total		₹94,47,854/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹94,47,900/-
---------------------	--------------

Total Amount in Words : Ninety Four Lakhs Forty Seven Thousands Nine Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PART OF R.S. PLOT NO. 559, West: PART OF R.S. PLOT NO. 559, South: R.S. PLOT NO: 561, North: 20 FT. WIDE SURVEY ROAD
--	--

1/3

A. S. A.
Prasad Constructions Pvt. Ltd.
Director

Area	Land area : 8.26 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	9447854.08
Transaction Amount	9447900

CLAIMANT	-Ms. PRASAD CONSTRUCTIONS PVT LTD THRO ITS DIRECTOR AMARENDRA PRASAD SINGH, Address - SHUKLA COLONY, HINOO, DORANDA, RANCHI- ,Father/Husband Name LATE SHAILENDRA PRASAD SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8564
EXECUTANTS	-Mrs. MADHULIKA DEVI, Address - NORTH SAMAJ STREET, THARPAKHNA, LOWER BAZAR, RANCHI- ,Father/Husband Name ANIRUDH PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****9702
	-Mrs. SEEMA DEVI, Address - NORTH SAMAJ STREET, THARPAKHNA, LOWER BAZAR, RANCHI- ,Father/Husband Name LATE KANHAYA PRASAD SONI , PAN No.- ,Permission Case No.- , Aadhaar No. *****1180
	-Mrs. SHARDA DEVI, Address - NORTH SAMAJ STREET, THARPAKHNA, LOWER BAZAR, RANCHI- ,Father/Husband Name LATE BISHU MOHAN SARAF , PAN No.- ,Permission Case No.- , Aadhaar No. *****5522

Witness Information	Mr. BRAJ NANDAN SAHAY , Address - AG COLONY, KADRU, DORANDA, RANCHI- , Father/Husband Name-LATE TRILOK NATH SAHAY
---------------------	---

Identifier Details	Mr. BRAJ NANDAN SAHAY , Address - AG COLONY, KADRU, DORANDA, RANCHI- , Father/Husband Name-LATE TRILOK NATH SAHAY
--------------------	---

Property Id: 356804		
Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,320
Total		1,320

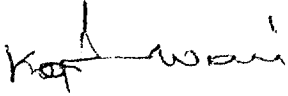
Property Id: 356804		
Fee Rule:Development Agreement		
1	M(b) Fee	150
2	I fee	5,000
3	PR	1
4	LL	3
5	A1	2,36,198

2 / 3

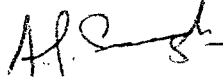
A.S.
Prasad Constructions Pvt. Ltd.
Director

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.



Deed Writer / Advocate



Vendee / Claimant

Mathuli Bai
Sharda Devi
Sekar Devi

Vendor / Executant



Document Registration Summary 1

Date : 17-Jul-2020

- Government/Market Value: ₹9447900/-
- Transaction Amount: ₹9447900 /-
- Paid Stamp Duty: ₹500 /-

Receipt : 338402

Receipt Date : 17-07-2020

Presenter Name: -

PR	₹1
SP	₹1320
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹236198
Stamp Duty	₹500

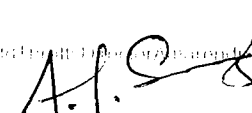
On Date 17-07-2020 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi


Total	₹243172
-------	---------

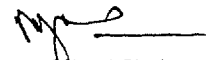
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	500	-496	E-STAMP	PRASAD CONSTRUCTIONS PVT LTD	Certificate Number : IN-JH29567518982062S	500
PR	1	1	0	GRAS	PrasadConstructionnsPvtLtdThroltsDirectorAmarendraPrasadSingh	GRN Number : 2001439399 DEPT Transaction Id : 5684dca732a633fa3a53 Transaction Type :	1
SP	1320	1320	0	GRAS	PrasadConstructionnsPvtLtdThroltsDirectorAmarendraPrasadSingh	GRN Number : 2001439399 DEPT Transaction Id : 5684dca732a633fa3a53 Transaction Type :	1320
I fee	5000	5000	0	GRAS	PrasadConstructionnsPvtLdThroltsDirectorAmarendraPrasadSingh	GRN Number : 2001439399 DEPT Transaction Id : 5684dca732a633fa3a53 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	PrasadConstructionnsPvtLtdThroltsDirectorAmarendraPrasadSingh	GRN Number : 2001439399 DEPT Transaction Id : 5684dca732a633fa3a53 Transaction Type :	150


Prasad Constructions Pvt. Ltd.
Director

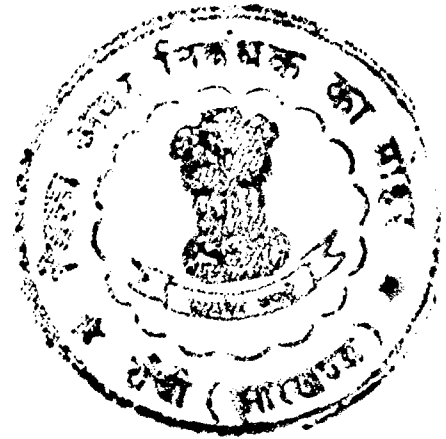
A1	236198	236198	0	GRAS	PrasadConstructionsPvtLtdThroItsDirectorAmarendraPrasadSingh	GRN Number : 2001439399 DEPT Transaction Id : 5684dca732a633fa3a53 Transaction Type :	236198
LL	3	3	0	GRAS	PrasadConstructionsPvtLtdThroItsDirectorAmarendraPrasadSingh	GRN Number : 2001439399 DEPT Transaction Id : 5684dca732a633fa3a53 Transaction Type :	3
Sub Total	242676	243172	-496				

Article : Development Agreement Number of Pages : 88


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer




Prasad Constructions Pvt. Ltd.
Director



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000053487

Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1320, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 236198, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.9447854/- , Transaction Amount :- Rs.9447900/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Hinoo Location :- Main Road, Hinoo Word No 45 Property Boundaries :- East: PART OF R.S. PLOT NO. 559, West: PART OF R.S. PLOT NO. 559, South: R.S. PLOT NO. 561, North: 20 FT. WIDE SURVEY ROAD Volume Number - 21Page Number - 99Holding Number - 0450003373000Z0Khata Number - 17Plot Number - 559 Area Of Land :- 8.26 Decimal

Sh./Smt.MADHULIKA DEVI s/o/d/o/w/o ANIRUDH PRASAD has presented the document for registration in this office

today dated :- 17-Jul-2020 Day :- Friday Time :- 13:45:53 PM










MADHULIKA DEVI(Individual)



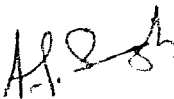
Party Name	Document Type	Document Number
MADHULIKA DEVI	PAN/UID	466530779702

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



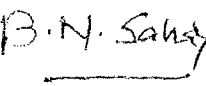
A.P.S.
Prasad Constructions P.V.V. Ltd.
Director

	Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
	1	SHARDA DEVI Address1 - NORTH SAMAJ STREET, THARPAKHNA, LOWER BAZAR, RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Sharda Devi Address:- 13 north samaj street tharpakhana ranchi, , HB road, tharpakhana, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:47			<i>Sharda Devi</i>
	2	SEEMA DEVI Address1 - NORTH SAMAJ STREET, THARPAKHNA, LOWER BAZAR, RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Seema Devi Address:- 13 North Samaj Street, , , tharpakana, ranchi - 1, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:39			<i>Seema Devi</i>
	3	MADHULIKA DEVI Address1 - NORTH SAMAJ STREET, THARPAKHNA, LOWER BAZAR, RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Madhulika Devi Address:- 13 North Samaj Street, , , Tharpakana, Ranchi - 1, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		EXECUTANTS Age:49			<i>Madhulika Devi</i>

A.S.
 Prasad Constructions Pvt. Ltd.
 Director

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power	Party Type	Party_Photo	Finger	
				Of Attorney			Print	Signature
4	PRASAD CONSTRUCTIONS PVT LTD THRO ITS DIRECTOR AMARENDRA PRASAD SINGH Address1 - SHUKLA COLONY, HINOO, DORANDA, RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Amarendra Prasad Singh Address:- prasad sadan, , sukla colony, hinoo, Doranda, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:57			


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BRAJ NANDAN SAHAY S/o-D/o LATE TRILOK NATH SAHAY Address1 - AG COLONY, KADRU, DORANDA, RANCHI, Address2 - , , , Jharkhand PAN No.:			

Witness:

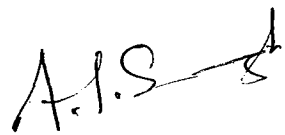
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BRAJ NANDAN SAHAY Address1 - AG COLONY, KADRU, DORANDA, RANCHI, Address2 - , , , Jharkhand			

Signature of Operator 

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.


Prasad Constructions Pvt. Ltd.
Director

Above mentioned, (SHARDA DEVI , SEEMA DEVI , MADHULIKA DEVI), has/have admitted the execution before me. He/ She/ They has / have been identified by (BRAJ NANDAN SAHAY) Son/Daughter/Wife of (LATE TRILOK NATH SAHAY) resident of (AG COLONY, KADRU, DORANDA, RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 17-Jul-2020

Seal and Signature of Registering Officer



A.S.

Prasad Constructions Pvt. Ltd.
Director

Token No.: 20200000053487

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **17-Jul-2020** by **MADHULIKA DEVI**, S/O, D/O, W/O **ANIRUDH PRASAD** resident of NORTH SAMAJ STREET, THARPAKHNA, LOWER BAZAR, RANCHI ,.

This deed was registered as Document No:- **2020/RAN/4035/BK1/3712** in Book No :- **BK1**, Volume No :- 511 from Page No :- 53 to 140 at, office of **SRO - Ranchi**

Date:- 17-Jul-2020

Registering Officer



A.C.S.

Prasad Constructions Pvt. Ltd.
Director