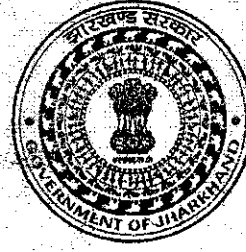


5856

5374



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 59afba29ba522f41b9b5

Receipt Date : 07-Oct-2020 03:21:06 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20200000083889

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : SHAKIL AHMAD (Vendee)

GRN Number : 2002230925



For Office Use :-

की दस्त 1903 की धारा ...
की बाह्य द्वि-पक्षीय स्टाम्प अधिनियम
399 की अनुसूची। वा। 1 क ब
प्राचीन पत्राचार स्टाम्प तहत वा स्टाम्प का
केन्द्र का स्टाम्प शुल्क कीर्तित रही है।

19/10/2020

19-10-2020

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

1,56,90,000/-

Cast
Yadav,
100/- रुपये
15/10/20

U Com
438279/



THIS DEVELOPMENT AGREEMENT is made on this the 19... day of Octo...2020
At Ranchi.

BETWEEN

Smt. Kumud Yadav @ Kumud Singh age 72 years, w/o Late Kalicharan Yadav, D/o Late Mathura Prasad Singh, Grand Father Late Rameshwar Singh, Occupation House wife, by cast Yadav, resident of Opposite Block No. 01, Bijili Office Housing colony Bariatu, Ranchi (Jharkhand), an Indian Citizen (hereinafter for the sake of brevity call the LAND OWNER/FIRST PARTY which terms expressions unless repugnant to or excluded by the context or subject of these presents shall mean and include in above named first party and her legal heirs, successors, assigns, legal representatives, administrators and authorized persons) of the FIRST PARTY;

UID - 9286 6124 8572, PAN - ADAPS2093Q, Mobile - 9771864804

19-10-2020

प्राप्त पशुपालन वी भूमि घोटाळा
एवं खास महल लीज वी वही में
वर्णित प्लॉट दर्ज नहीं है 19/10.

गैर मजबूत प्रातःमेवत सुवि से
खाता.....1.44.....प्लॉट 3.10.....
का मिलान किया दर्ज नहीं पाया
19/10

महाराज प्रसाद सिंह
19/10



AND

M/S R. S. CONSTRUCTION a partnership firm having its office at Shop no. 21 & 22 Vardhaman Marketing Complex, Line tank road, Ranchi (Jharkhand), **Pan No. AAUFR9492B** represent through its partners **(1) Smt. Rozy Tabassum**, Age 43 years, W/O Aftab Ahmad, Daughter of Late Mahboob Alam, Grand father Late Kurban Beg, By cast Paithan Occupation Business, resident of Hill view road, Bariatu, Ranch- 834009 (Jharkhand), **(2) Mr. Shakil Ahmad**, Age 52 years, son of Ghulam Mustafa, Grand Father Late MD. Usman, by cast Momin, resident of Kaiser Colony, Near Jora Talab, Bariatu, Ranch- 834009 (Jharkhand), both are Indian Citizen (hereinafter for the sake of brevity call the DEVELOPER/SECOND PARTY which expression unless repugnant to excluded by the context or subject of these present shall mean and include the above named Partnership Firm its Partners heirs successors-in-interest and administrators authorized persons, Nominees) of the SECOND PARTY

(1) UID 6312 1463 7296, Pan No. AHUPT4975C, Mob - 8863991871

(2) UID 3677 6785 1012, Pan No. AGYPA1004A, Mob - 8789676774

WHEREAS the above named OWNER/ FIRST PARTY has acquired right title and possession over piece of land more fully described in Schedule "A" hereunder.

AND WHEREAS the land under Khata No. 144, Plot No. 310, of Village Bariatu, P.S. Bariatu, Thana No. 193, District Ranchi had been recorded in the name of Sk. Paran & others as Kaimi.

AND WHEREAS the First Party Smt. Kumud Yadav @ Kumud Singh W/O Late Kalicharan Yadav has acquired the Schedule "A" land by virtue registered deed of sale deed No. 9108, Book no. I, Volume No.132, pages from 429 to 433, Dated 20.10.1975, and obtained title & Possessions over a land bearing R.S. plot . 310, khata-no.144, Village Bariatu, Thana -Bariatu Thana no. 193, District Ranchi, measuring 35 Decimals, Ward No. 08, Municipal Holding No. 0080003493000A1. More fully described in Schedule "A"

K. S. Singh

19-10-2020

And thereafter First Party got The schedule "A" property mutated in her name in the office of the Circle Officer, Bargain Anchal, Ranchi vide Mutation Case No. 835 R 27/1976-77, Dated 04/02/1977 and has been coming in peaceful physical possession over the Schedule "A" property by paying land revenue regularly to the concerning Authority.

AND WHEREAS the above named OWNER/FIRST PARTY has decided to develop her land as mentioned in Schedule "A" hereunder by construction multi storied residential building comprising residential flats parking space in the basement and partly ground floor with all common facilities and amenities as such in order to fulfill her desire, However due to lack of experience and time to fulfill her desire the above named OWNER/FIRST PARTY was in search of a competent Developer having experience in this field and can do Development work independently.

AND WHEREAS the Developer having come to know of the owner's aforesaid desire approached the Owner to allow the Developer to develop the Schedule "A" land and Owner on certain terms and conditions like allocation of her separate share in the multi storied building proposed to be constructed on the Schedule "A" land agreed to the proposal and authorized the developer to develop the Schedule "A" land by constructing multi storied residential building thereon according to Architect, comprising residential ownership flats parking space in basement and partly ground floor with other facilities and amenities.

AND WHEREAS the Developer in lieu of the consideration of the Schedule "A" land allowing the OWNERS TO retain one car parking space for each flat, 50% proportionate undivided share in land and 50% super built up area out of the total carpet area in the shape of residential flats as per sanction and approved building plan to be sanctioned by the competent authority in the multi storied residential building proposed to be constructed on Schedule "A" land besides the aforesaid standard size car parking space details of which are mentioned in the Schedule "B" hereunder known and called OWNER

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19.10.2020

ALLOCATION/ SHARE and rest of the carpet area and car parking space more fully described in the Schedule "C" hereunder to known and called DEVELOPER`S AREA ALLOCATION /SHARE.

AND WHEREAS as a result of negotiation between the parties hereto and on the representation, declaration, assurance undertaking made by the OWNER/FIRST PARTY as herein recorded, an agreement for Development of the said land hereinafter Called the Schedule "A" land by the above named DEVELOPER/SECOND PARTY have been arrived at between the parties hereto and entered into this Developer Agreement dated 19.10.2020 .

AND WHEREAS in terms of the said agreement the Building plan to be prepared by the qualified Architect appointed by the Developer for the construction of the multi storied building on the Schedule "A" land in the name of the Owner and get it sanction by Ranchi Municipal Corporation Ranchi and other competent authority at the cost of the Developer.

AND WHEREAS a result of negotiation between the parties hereto and on the representation, declaration, assurance undertaking made by the OWNER/FIRST PARTY as herein recorded, an Agreement for Development of the said hereinafter called the Schedule "A" land by the above named Developer into a Developer Agreement

AND WHEREAS in terms of the formal Development agreement as referred here in above the Developer got the building plan prepared by qualified architect and submitted before the Ranchi Municipal Corporation hereinafter called the concerned authority which is provisionally Sanctioned and approval by R M C Ranchi vide B C Case No. RMC/BP/0921/W08/2019 for construction of multi storied (B+G+4) Building and communicated to the land owners through letter vide letter and directed to the parties to submit registered development agreement under the provision of section 5 (1) of the Jharkhand Apartment (flat) ownership act 2011.

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19.10.2020

AND WHEREAS the OWNER/ FIRST PARTY hereby undertakes to deliver vacant possession of the Schedule "A" land to the Developer immediately from the date of this Agreement for measurement and inspection by the Authority for sanction and approve building plan by the RMC, Ranchi or Ranchi Municipal Corporation, Ranchi as the case may be, for construction of the multi storied building thereon, containing therein residential flats with the parking space and other common facilities and amenities as per the specification as mentioned developer the Schedule "A" land by constructing multi storied residential flats in accordance with the sanctioned building plan containing in the multi storied building residential ownership flats parking space and other common facilities and amenities at its own cost, expenses and arranging its own finance and at its risk responsibility using suitable material and workmanship and appliances.

Developer agrees to appoint qualified Architect, surveyor, engineer etc.

- 1 (a) It is further represented and declared by the OWNER (FIRST PARTY)
- i) That the Land under Agreement is free from all encumbrances, defect of title, interest, attachment and physical possession.
 - ii) That the said property hereinafter called the Schedule "A" property is under their exclusive possession with absolute right, title and interest free from all encumbrances, charges liens to transfer and convey the whole or part of the Schedule "A" property full marketable title thereby.
 - iii) That the FIRST PARTY has not created any encumbrances on the Schedule "A" property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment, rights, gifts, liens possession, charges or any other encumbrances whatsoever.
 - iv) That no notice or notification for acquisition/ under any of the statutes of the past or presently in force has been received/served on either by the Income Tax Department or any other Government Authorities for acquisition, attachment on the said property or any part thereof.
 - v) That there is no attachment either before or after judgment and there is no any claim demands, suit desire, injunctions order, notice, petition, order, notice or any part thereof against the Scheduled "A" property.
 - vi) That the FIRST PARTY is not Benamidar or Trustee in respect of the Schedule "A" property or any part thereof.

Handwritten signature and date: 19.10.2020

1(b) AND WHEREAS the OWNER/ FIRST PARTY and the DEVELOPER/ SECOND PARTY with regard to the construction of the said multi storied residential building by the Developer and disposal of the flats, car parking spaces or any other tenements on their share respectively, therein, the parties hereto have agreed as hereunder.

NOW THIS DEED PRESENTS WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. That the FIRST PARTY hereby appoints the aforesaid developer as the developer of the said property more fully described in Schedule "A" hereunder and grants to the Developer, who hereby accepts for the first party, the right to develop the said property in the Schedule "A" hereunder written in the manner and on the terms and conditions hereinafter mentioned.
2. That as consideration for the value of the said land more fully described in Schedule "A" hereunder, the developer agreed to complete and deliver to the owner 50% share out of the total super built up area in the shape of residential flats including one car parking spaces for each flat, more fully described in Schedule "B" of this development agreement hereinafter called the Owner' Area/Allocation.
3. That as consideration of the cost of developer and construction of the multi storied building the developer shall get 50% share out of the total super built up area in the shape of residential flat including one car parking space for each flat more fully described in Schedule "C" of this Development Agreement hereinafter called the Developer's Area / ALLOCATION.
4. That the common space will be used by the owner/ First party and developer and/ or their allottees jointly.
5. That the portion of the building which has to be delivered to the first party shall be constructed and delivered complete in every respect with internal and external service, amenities, facilities including compound wall, lobby, internal path, stair case, lift, soundless generator

K. K. Ravi
19.10.2020

and passage in livable condition to the first party within 36 months from the date of receipt of the sanctioned of map from the RMC, Ranchi with grace period of six month provided that if any time, is lost by such happening which is beyond the control of the developer including force majeure, storage of materials, fire, tempest or other inevitable cause or accident or from any strike or lockout affecting work or by region of any exceptionally inclement weather, order of the court, competent authority then so much of the time as is so lost, shall be further added with the mutual consent of parties.

6. That the entire construction of the proposed building on the aforesaid piece of land more fully described in Schedule "A" hereunder shall be completed at the cost or finance to be arrange/ generated by the builder alone and the FIRST PARTY shall not be financially responsible for any cost/expenditure.
7. The Developer/ Builder will adhere to the standard specifications set-out in Annexure – 1, to this agreement while developing and constructing the proposed residential building complex.
8. For all liabilities arising due to the construction/ development activities, the developer shall be fully responsible and also entitled to transfer, convey, grant otherwise, alienate its interest in any manner as deemed fit and proper by developer to any person, association of person, firm body, corporate, cooperative society, government agencies etc. on such tem and condition as may be decided by developer wherever required by the developer.
9. This agreement shall not be deemed to constitute a partnership of any part between the parties hereto.
10. It is agreed that any agreement or arrangement made or entered into at any time by the FIRST PARTY in breach of or violation of terms and condition of this development agreement shall be null and void.
11. The FIRST PARTY irrevocably under take not to sale, dispose of alienate, charges, encumbrance, lease or otherwise transfer the said property (Schedule "A") or any part thereof during the currency period of this

K. S. S. S.
19.10.2020

agreement and undertake not to do any act deed matter or things which shall be in breach of the terms of this agreement save and except putting the developer in possession thereof for the developments. The OWNER shall at no point of time during the currency period of this agreement try to dispossess the developers from the said property (Schedule "A").

12. The developer shall develop the property at its own name and account and at its own cost and shall alone be responsible for the development of the said Schedule "A" property.
13. The owner hereby agree to co-operate with the developer in assisting it in all lawful acts to implement the development agreement. The owner further agrees that with respect to the share assigned to the Developer, the owner will not interfere in any manner and the developer is free to execute appropriate deed of sale, conveyance deed against the Developer's share and to present the same before the D.S.R. court Ranchi and admit execution thereof if required and vice versa.
14. That as the owner will receive the Schedule "B" flats in the form of super built up area or agreed as aforesaid. The owner shall at no time demand any further premium or have any interest in future dealing regarding the sale of developer's share of area and vice versa.
15. The developer shall be entitle to enter into agreement for sale and to execute sale deeds and to present the same for registration before the D.S.R court Ranchi and admit execution thereof or otherwise to allot flats, and parking space and other tenements comprised in the developer area in the said building which does not part of the first party area and wherever required by all such arrangement, transfer deeds, deeds of allotment etc. That the developer may enter into and shall exclusively be entitle to realize all amount receivable under such agreements, transfer deeds, deeds of allotment etc. in the respect of the Developer's share.
16. If builder (Second party) will take any loan against the project (Schedule "A") and become defaulter by bank then in this case the FIRST PARTY

K. A. Singh
19.10.2020

will not be responsible and there will be no claim by Bank against FIRST PARTY`S share.

17. In case any sale tax, VAT, Service Tax, GST or any other Govt. Tax and duties (not being incoming Tax) is payable in relation to all units (Flats) of the said apartment on the Schedule "A" property, the same shall be on the account of owner`s and the developer`s and their nominees proportionate to their respective share of the said complex. It is further agreed that the owner shall be liable to make payment of the GST or any other Tax as imposed by Govt. in further to the Government against her share as mentioned in Schedule "B" herein below before taking position of their share of flats.
18. The developer shall commence the construction work as early as possible or within one month from the date of receipt of the sanctioned and approved building plan from RMC, Ranchi.
19. The developer shall have discretion to name the apartment/ building to be constructed in the Schedule "A" property and the premises name shall always be **K.C. PALACE**.
20. That the FIRST PARTY hereby authorized the builder full freedom to do all acts, deed's and things as necessary connected with developments and construction of the proposed multi storied building/ apartment in general and grant the following specific power to the builder in particular to develop and construct the aforesaid buildings and to sale, lease out, mortgage or transfer the builder's shares (Second party builder shares).
 - i) To appoint technical person, architects, engineers, surveyors, contractors and management personal etc. for the construction. Developer and all allied jobs and activities of the proposed multi storied building at his own cost. However in any dispute between the developer and its contractor, architect, engineers or other work men, suppliers of materials and other persons who are engaged by the developer in developments of Schedule "A" property, the same shall be settled by the Developer and the FIRST PARTY shall have no liability of any nature whatsoever.
 - ii) To correspond, apply and deal with and make representation to central/state government department offices/ authorities

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whatsoever and whenever required in connection with or relating to the developments and construction of proposed multi storied buildings.

- iii) To execute and sign on behalf of the owner any letter, application, petition etc. for the purpose of proceeding with the implementation of this Development agreement for construction of the aforesaid building.
- iv) To put sign boards depicting name of any scheme name of the builders architects etc. on the site of construction of the aforesaid piece of land.
- v) To accept any writ or summons or notice on behalf of the FIRST PARTY and to appear/represent, First Party during the legal process in any court in respect of Schedule "A" property.
- vi) To sign, execute, enter into agreement for sale, to execute sale deed to receive consideration money from prospective purchaser, to modify cancel, alter, present for registration and admit execution and registration of all papers documents sale deed or lease deed, contract agreement, insurance application, deceleration and other documents in connection with the builder's share.
- vii) To sign, enter into modify, cancel, alter, present for registration and admit registration of all papers, documents contract agreement, sale deed or lease deed or mortgage deed or deeds, application, declaration and other documents in connection with builder's share.
- viii) To carry out , comply with and do every act, deeds, matters and things as may be required for sale of builder's shares.
- ix) To take loan against builder's share from any financial institutions (private/government) for construction of the said complex and the FIRST PARTY shall not be burdened in any manner in the matter of such financial arrangement by the developer.

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19.10.2020

21. That the expenses incurred in doing electricity connection in Flats only shall be borne by the developer and First party proportionately.
22. That it is agreed after the execution of agreement the developer shall be entitled to construct temporary godown and put up sign boards and hoarding on the site premises.
23. That the owner shall hold the owner's area on the same terms and conditions as the owner's of other portion according to the registered Developer Agreement of the developer. The owner shall become member of association of persons or Co-operative maintenance committee found suitable by the developer and formed by them and the owner as well as their nominees respective agents, servants and licenses shall abide by the rules and regulations of the association or maintenance committee and pay accordingly decided in the committee, so that the whole building should be safe and protected in future. They shall be entitled to use all common facilities in the building complex for the utilization of the occupants of the building on the usual terms and conditions applicable to all of such utilization. The owner will also be entitled for equitable undivided proportionate share in land as per law.
24. That in case of any dispute or difference between the parties arising out relating to this development agreement the same shall be settled by reference of the dispute or difference to the arbitrators to be appointed by both the parties and such arbitration shall be conducted under the provisions of the India Arbitration and Conciliation Act. As amended from time to time.
25. That this Development Agreement is being executed between the Land Owner /First Party and the Developer/Second Party under the provisions of Section 5(1) of the Jharkhand Apartment (Flat) Ownership Act, 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) Ownership Act, 2011.

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19.10.2020

26. That both parties have agreed that under the provisions of Sub Section-2 of the Section-5 of the Jharkhand Apartment (Flat) Ownership Act 2011, both parties are free to execute/allot Allotment Letter/Agreement for Sale / Sale deed with respect to flats/units of their respective share in favor of prospective purchasers and they are also free to receive consideration of the units of their respective shares and no party will have any objection in this regard.
27. That both parties have also agreed that if there is any difference of super built up area as per flats allocation of said building, either party will pay @ Rs. 2000/- (Rupees Two Thousand) per square feet for the same.
28. That Building plan for construction of the multistoried building is APPROVED BY RMC, Ranchi.
29. That the Developer only shall be liable for any accident in the said construction and shall be fully responsible for all consequences of the same.
30. That the developer default as any terms of the agreement or not able to complete the project within mentioned time frame 42 months including grace period. In that case developer will pay penalty @ Rs. 75,000/- (Rupees Seventy Five Thousand) only per months.
31. That the Developer will arrange house on rent for owner till the construction of said building is completed and house rent to be paid by Developer upto a sum of Rs. 20,000/- per months towards rent.

ANNEXTURE-1

STANDARD SPECIFICATIONS OF THE MATERIALS TO BE USED IN PROPOSED MULTISTOREYED BUILDING COMPLEX.

- | | |
|-------------|--|
| Foundation | : RCC Column with isolated footings. |
| Structure | : RCC Frame Structure |
| Walls | : First class Red bricks/Fly ash bricks/AAC bricks with cement mortar Plaster 1:6 and in ceiling 1:4 |
| Floor | : Vitrified tiles flooring 2'0"x2'0" in all rooms Granite in stair, & lobby. |
| Wall finish | : Internal with POP and External with weather coat over Texture/wall putty. |

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19.10.2020

- Door : Sal wood / WPC frame with flush door painted with one coat of primer and two coats of enamel paints.
- Windows : Two track aluminum sliding windows with glass protected by of 10mm square bar.
- Bath Room : Anti Skid ceramic tiles floor with decorative ceramic tiles dado up to lintel level. Hot and Cold water lines will be provided without geysers.
- Sanitary ware : Hindware/Grohe or equivalent make white glazed sanitary wares with C.P. fitting of Jaquar or equivalent make and cistern of good quality acrylic fire glass fittings.
- Kitchen : Working platform of granite with ceramic tiles dado up to 2'0" above working platform.
- Electrical : Concealed copper wiring Anchor/Mescab in Drawing room, Dining room, Bed rooms, Toilets , Kitchen, Lobby & balcony and modular switches of Anchor/ Kolors made
- Lift : Make of Kone.
- Generator : Sufficient power (Watt) Generator connection of Kiloskr, Mahindra, Ashok Leyland or equivalent.
- Others : Rain water harvesting recharge pit will be provided

SCHEDULE "A"

(Details of the land of FIRST PARTY No.1 Smt. KUMUD YADAV)

All that piece and parcel of land measuring an area of 35 Decimals of R.S. Plot No. 310, appertaining to Khata No. 144, Holding No. 0080003493000A1, Ward No. 08, Thana Bariatu, Thana No. 193, District Ranchi (Jharkhand)

North : 26'3" wide road

South : Plot No. 398

East : Plot No. 309

West : Plot No. 401,402, 403 & 407

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Sig
19.10.2020

SCHEDULE "B"
(Owners' Allocation)

No. of Flats Allotted in Block "A"

SL. No.	Flat No.	Floor	Carpet Area	Super Built up Area	Undivided Land Share	BHK
1.	B	Ground	966	1400	481	3
2.	A	First	964	1355	480	3
3.	C	First	964	1590	480	3
4.	B	Third	996	1590	496	3
5.	D	Third	962	1545	479	3
6.	A	Fourth	999	1555	498	3
7.	B	Fourth	996	1590	496	3
8.	C	Fourth	999	1555	498	3
9.	D	Fourth	962	1545	479	3
10.	Utility Shop	Ground	137	203	68	-

No. of Flats Allotted in Block "B"

SL. No.	Flat No.	Floor	Carpet Area	Super Built up Area	Undivided Land Share	BHK
1.	A	Ground	670	945	333	2
2.	C	Ground	870	1230	433	3
3.	C	First	870	1230	433	3
4.	A	Second	715	1180	356	2
5.	B	Second	1036	1695	516	3
6.	C	Second	923	1445	460	3
7.	B	Third	1036	1695	516	3

K. S. S. S.
19.10.2020

SCHEDULE "C"

(Developers' Allocation)

No. of Flats Allotted in Block "A"

SL. No.	Flat No.	Floor	Carpet Area	Super Built up Area	Undivided Land Share	BHK
1.	D	Ground	933	1305	465	3
2.	B	First	966	1400	481	3
3.	D	First	933	1305	465	3
4.	A	Second	999	1555	498	3
5.	B	Second	996	1590	496	3
6.	C	Second	999	1555	498	3
7.	D	Second	962	1545	479	3
8.	A	Third	999	1555	498	3
9.	C	Third	999	1555	498	3

No. of Flats Allotted in Block "B"

SL. No.	Flat No.	Floor	Carpet Area	Super Built up Area	Undivided Land Share	BHK
1.	B	Ground	837	1170	416	3
2.	A	First	657	945	327	2
3.	B	First	954	1320	475	3
4.	A	Third	715	1180	356	2
5.	C	Third	923	1445	460	3
6.	A	Fourth	715	1180	356	2
7.	B	Fourth	1036	1695	516	3
8.	C	Fourth	923	1445	460	3

Handwritten signature and date: 19.10.2020

VALUATION OF THE PROPERTY

Total Area 35 decimals of land under Ward No. 8 @ Rs. 4,48,279/- (Rupees Four Lacs Forty Eight Thousand Two Hundred Seventy Nine) per decimals, is Rs. 1,56,90,000/- (Rupees One Crore Fifty Six Lacs Ninety Thousand) only.

Along with one car parking space for each flat in the said building together with 50% proportionate undivided share of land out of the Schedule "A" land with right to use and enjoy, common facilities and amenities jointly as per the terms and conditions of this presents.


IN WITNESS WHEREOF the above named OWNER/FIRST PARTY MEMBERS & DEVELOPER have put their respective signatures in this Development Agreement on the day month and year first above written at Ranchi.

WITNESSES :

LAND OWNER/FIRST PARTY

1.

M. Shambud Din


19.10.2020

S/o M. Shambud Din

Satter colony

line no 2

Basti Ranchi, Ranchi

2.

Shobir Alam S/o

Sayad Alam Bariatu

Basti Ranchi

13/10/20

19.10.2020

Finger Impression of Left Hand, Photograph & Signature of the Developer/Second Party No. 1

Raj Tabam
19.10.2020



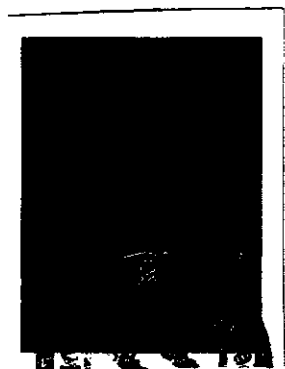
Little
Finger

Ring
Finger

Middle
Finger

Fore
Finger

Thumb



Rizwi Hassan
19.10.2020

Finger Impression of Left Hand, Photograph & Signature of the Developer/Second Party No. 2

Shaukur
19.10.2020



Little
Finger

Ring
Finger

Middle
Finger

Fore
Finger

Thumb



Certify that the finger prints of the five fingers of the left hand of each persons, whose photograph are affixed in the sale deed have been taken before me.

R. Ahmed
(Adv)
19/10/2020

Typed By : Rizwi Hassan

Drafted By :

Rizwi Hassan
(Adv)
19.10.2020



राँची नगर निगम, राँची।

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

Memo No. : SAM/008/2391/17/18
Date : 05-08-2017
प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री
SMT KUMUD YADAV W/O LATE KALI CHARAN YADAV

पता
OPP BLOCK NO 01 BIJLI OFFICE HOUSING COLONY, BARIATU, RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपके गृह सं०- 2154/C16 वार्ड सं० 8 (Old) जिसका नया गृह सं०- 0080003493000A1 एवं नया वार्ड सं० 9 हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 427213.50/- रु० 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	2136.07
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	विजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		2136.07



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करें 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 सम्पत्ति कर इन इमरतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होस्टिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशेष संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

बड़गाँई बरियातु 193 श्रीमती कुमूद जादव		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
144	310	0 एकड़ 35 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा (1976-1977) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	
माल (नकदी)	0.75	30.00	0.75	0.75	0.75	0.75
गुजारी (भावली)	0.19	7.60	0.19	0.19	0.19	0.19
सेस	0.38	15.20	0.38	0.38	0.38	0.38
सूद	0.38	15.20	0.38	0.38	0.38	0.38
मुतफरकात	0.15	6.00	0.15	0.15	0.15	0.15
मीजान	1.85	74.00	1.85	1.85	1.85	1.85

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा (1976-1977) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)		
माल (नकदी)	30.00	0.75	0.75	0.75	0.75	
गुजारी (भावली)	7.60	0.19	0.19	0.19	0.19	
सेस	15.20	0.38	0.38	0.38	0.38	
सूद	15.20	0.38	0.38	0.38	0.38	
मुतफरकात	6.00	0.15	0.15	0.15	0.15	
मीजान अदायकारी	74.00	1.85	1.85	1.85	1.85	

(१) मीजान कुल (लफजों में) : Eighty One Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 81.40

तारीख अमला तहसील कुनिन्दा : 01-10-2019

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

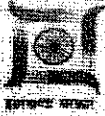


यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

ऑनलाइन जाँचा



ਸ਼ਾਹਿਦ ਸਰਕਾਰ
ਰਾਜਸਵ ਏਵ ਭੂਮਿ ਸੁਧਾਰ ਵਿਭਾਗ
ਪੰਜਾਬ ਸੂਬਾ

November 18, 2019

ਭਾਗ ਨੰਬਰ	3	ਫ਼ਾਇਲ ਨੰਬਰ	11							
ਕਿਸਾਨ ਦਾ ਨਾਮ	ਲੋਕੀ	ਮਾਮੂਲੀ ਦਾ ਨਾਮ	ਬੰਦਰ	ਅਕਾਲੀ ਦਲ ਦਾ ਨਾਮ	ਬੰਦਰ	ਮੁਕਾਬਲੇ ਦਾ ਨਾਮ	ਮੁਕਾਬਲੇ-04	ਮੁਕਾਬਲੇ ਦਾ ਨਾਮ	ਮੁਕਾਬਲੇ	
ਮੌਕੇ ਦਾ ਨਾਮ	ਬਰਿਆਲੂ	ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ	144/11	ਮੌਕੇ ਦਾ ਨੰਬਰ	0	ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ	199	ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ	ਮੁਕਾਬਲੇ	
ਸ਼ਿਮਲੀ ਕੁਲਦ ਚਾਰਟ, ਚੀਜ਼ੇ-ਕਾਲੀ ਚਰਕ ਚਾਰਟ ਪ੍ਰਕਿਰਿਆ ---										
ਕਿਸਾਨ ਦਾ ਨਾਮ	ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ	ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ	ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ	ਮੁਕਾਬਲੇ ਦੇ ਵਿਸ਼ੇਸ਼ ਪ੍ਰਕਿਰਿਆ				ਮੁਕਾਬਲੇ	ਮੁਕਾਬਲੇ	
144	210	0	35	ਮੁਕਾਬਲੇ ਦੇ ਵਿਸ਼ੇਸ਼ ਪ੍ਰਕਿਰਿਆ				0.75	1.14	
ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ										
ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ										
ਮੁਕਾਬਲੇ	ਮੁਕਾਬਲੇ	ਮੁਕਾਬਲੇ	ਮੁਕਾਬਲੇ	ਮੁਕਾਬਲੇ	ਮੁਕਾਬਲੇ	ਮੁਕਾਬਲੇ	ਮੁਕਾਬਲੇ	ਮੁਕਾਬਲੇ	ਮੁਕਾਬਲੇ	
14-07/2012	1901150	2012	2013	0	0.75	0	0.18	0	0.38	
10-01-2019	0294150267	1976-1977	2019-2020	32.25	0.75	0.17	0.19	16.34	0.38	

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found!!

List Of Case Status Details
No Data Found



ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ
ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ
ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ
ਮੁਕਾਬਲੇ ਦਾ ਨੰਬਰ

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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

शेख परान, शेख जुडन, शेख नशीव, शेख बीले, पेशरान-शेख नुरा चार हिस्सा हिस्सा बराबर, जाति-मुसलमान, निवासी-शाकीन बड़गाई व शेख शुखल, शेख हकु, शेख जुलु, शेख शेवराती, पेशरान-शेख शोभा वहिस्सा बराबर, जाति-मुसलमान, निवासी-शाकीन बड़गाई व शेख कोल्हा, वल्द-शेख शहबु वहिस्सा बराबर, जाति-मुसलमान, निवासी-शाकीन बड़गाई

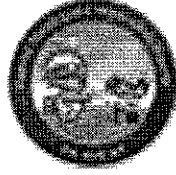
जिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम	बरियातु	खाता का प्रकार	रैयती
खेवट नम्बर	13	खाता नम्बर	144	थाना का नाम	राँची	थाना नम्बर	193		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				क्रियारी संख्या	(5)			रौ (10)	आ (11)	पै (12)	
144	300	? टाड़ हरिनाथ उराँव वगैरह ? टाड़ शेख परान	टाड़ दो 1	0 एकड़	46 डिसमील						कायमी
	301	? टाड़ हरिनाथ उराँव वगैरह ? दोन शेख परान	दोन तीन 1	0 एकड़	18 डिसमील	वकबजे शेख जुडन तरफ बकबल शुखराम उराँव वो शोमना उराँव वो भीमा उराँव कौम उराँव शाकीन देह बजरीय जनपेशी पटा रजशट्टरी तारीख 2/5/53 वील एवज मुवलीग 21.0.0 सम्मत 1988 शाल तक बाट मई माह खत्म मुननादीन वेअइनी	15	0	0	कायमी	
	302	? दोन शेख जुडन ? टाड़ जुठीराम	दोन तीन 1	0 एकड़	20 डिसमील						कायमी
	303	? टाड़ शेख जुडन ? टाड़ जुठीराम	टाड़ दो 1	0 एकड़	53 डिसमील	वकबजे शेख परान तरफ मे वकबजे शुखराम उराँव वो					कायमी

ऑनलाइन जाँचा

					शोमना उराँव पे. भीखा उराँव कौम उराँव शाकीन देह बजरीय जनपेशी पटा रजीशट्टरी तारीख 19/9/26 इशवी मुवलीग 56.0	
307	? दोन शेख जीतु ? दोन शेख बीलु	दोन तीन 5	0 एकड़	43 डिसमील	वकबजे शेख नशीव नरफ मे वकबजे पकलु मुन्डा वल्द मीवू वाहन कौम मुन्डा शाकीन देह बजरीय जनपेशी वील एवज मुवलीग 31.0 पटा रजीशट्टरी तारीख 7/4/32 इशवी मई माह शम्बत 1989 शाल मे लगान 1983	कायमी
308	? शेख जीतु वगैरह ? दोन शेख बीले	टाइ दो.1	0 एकड़	31 डिसमील	वकबजे शेख नशीवन वो वकबजे पकलु मुन्डा जनपेशी दान वशरह न.307.	कायमी
309	? दोन शेख नशीव ? दोन मीवू मुन्डा	दोन तीन 6	0 एकड़	93 डिसमील	वकबजे शेख वीवी	कायमी
310	? दोन शेख वीवी ? दोन वकासत नशतम खाँ	दोन तीन 3	0 एकड़	35 डिसमील	वकबजे शेख नशीवतरफ मे वकबजे पकलु मुन्डा जनपेशी हाल वशरह न. 307	कायमी
311	? दोन शेख वीवी ? दोन नीज	परती कदीम 1	0 एकड़	2 डिसमील	वकबजे शेख वीवी	कायमी
312	? दोन हरिनाथ उराँव ? दोन शेख शुखरन वगैरह	दोन एक 4	0 एकड़	61 डिसमील	वकबजे शेख बीले	कायमी
322	? दोन ताज महमद ? दोन शेख कोल्हा	दोन तीन 7	0 एकड़	26 डिसमील	वकबजे शेख शुखल वो हबुब वो जुलू वो शोवराती	कायमी
325	? दोन शेख कोल्हा ? टाइ हरिनाथ उराँव	दोन तीन 6	0 एकड़	55 डिसमील	वकबजे शेख कोल्हा	कायमी

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Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

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

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

KUMUD YADAV
OPPOSITE BLOCK No.1, NEAR BIJILI OFFICE
BARIATU HOUSING COLONY, RANCHI, 834009

Re:sanction of your building plan case no. **RMC/BP/0921/W08/2019** dated **6/1/2020** for grant of license for the **Building Development Permit** in Khesra No.: **310** on RS Plot no.: **310** Situated in Colony/Street: Mohalla/Bazar/Road: **Bariatu Housing Colony.**

Sir,

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

1. You have to pay the balance fee of **RS.150207.5/-**
2. You have to furnish & Deposit a Gift Deed of **0** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.239428/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

326	? टाड़ शेख शुखल वगैरह ? परती कदीम	टाड़ तीन 1	0 एकड़	48 डिसमील	वकबजे शेख कोल्हा				कायमी
327	? टाड़ जुठीराम ? टाड़ शेख कोल्हा	टाड़ तीन 1	0 एकड़	40 डिसमील	वकबजे शेख शुखल वगैरह बशरह न.322				कायमी
328	? टाड़ जुठीराम ? परती कदीम	टाड़ तीन 1	0 एकड़	75 डिसमील	वकबजे इजमाल				कायमी
338	? दोन शेख वीवी ? दोन वकासत अब्दुल गफूर खाँ वगैरह	दोन एक 1	0 एकड़	83 डिसमील	वकबजे शेख शुखल वगैरह वशरह न. 322				कायमी
397	? दोन शेख कोल्हा ? दोन वकासत अब्दुल गफूर खाँ	दोन एक 4	0 एकड़	82 डिसमील	वकबजे नशीव				कायमी
398	? दोन शेख वीले ? दोन शेख नशीव	दोन एक 7	0 एकड़	45 डिसमील	वकबजे शेख कोल्हा				कायमी
423	? दोन गनशु महरी ? दोन शेक जनान	दोन दो 15	0 एकड़	91 डिसमील	वकबजे शेख जुडन				कायमी
424	? जुडन ? दोन जुठीराम	दोन दो 13	1 एकड़	2 डिसमील					कायमी
खाता मे कुल प्लोट संख्या		20	खाता का कुल मिजान (खतियान के अनुसार)		10 49	खाता का कुल लगान		15 0 0	

यह एक कंप्यूटर जनित प्रति है

2/25/2020

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

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

Kand Sign



भारत सरकार
Unique Identification Authority of India

नामांकन क्रम / Enrollment No 1093/51036/00648

To,
रोजी तबस्सुम
Rozy Tabassum
W/O Mohammad Aitab Ahmad
HILL VIEW ROAD
BARIATU BASTI
Bariatu
Bariatu Ranchi
Jharkhand 834009
9031369172

Ref: 10134 A19C / 396034 / 397317 / P



UE202834192IN



आपका आधार क्रमांक / Your Aadhaar No. :

6312 1463 7296

आधार — आम आदमी का अधिकार



भारत सरकार



रोजी तबस्सुम
Rozy Tabassum
जन्म वर्ष / Year of Birth : 1977
महिला / Female



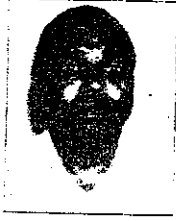
6312 1463 7296

आधार — आम आदमी का अधिकार

Rozy Tabassum



भारत सरकार
GOVERNMENT OF INDIA



शकील अहमद

Shakil Ahmad

जन्म तिथि / DOB: 28/12/1967

पुरुष / MALE



3677 6785 1012

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O गुलाम मुस्तफा, जोड़ा
तालाब के पास, कैसर
कॉलोनी, बरियातु, पो.
बरियातु, बरियातु, रांची,
झारखण्ड - 834009

Address:
S/O Gulam Mustafa, NEAR
JODA TALAB, KAISER
COLONY, BARIATU, PO.
BARIATU, Bariatu, Ranchi,
Jharkhand - 834009



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Shakil Ahmad



भारत सरकार
GOVERNMENT OF INDIA



कुमुद सिंह
Kumud Singh

जन्म वर्ष : Year of Birth : 1948
महिला : Female



9286 6124 8572

आधार — आम आदमी का अधिकार

Kumud Singh



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: WIC क. सी. यादव, युनिवर्सिटी
कॉलोनी, ब्लॉक नं. 1, के. माधन, रांची
हाउसिंग कॉलोनी, रांची, झारखण्ड
834009

Address: W. C. K. C. Yadav,
UNIVERSITY COLONY OPP.
BLOCK NO. 1 BARIATU
HOUSING COLONY, RANCHI,
Jharkhand 834009

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



ADAPS2093Q

नाम /NAME
KUMUD SINGH

पिता का नाम /FATHER'S NAME
MATHURA PRASAD SINGH

जन्म तिथि /DATE OF BIRTH
29-01-1956

हस्ताक्षर /SIGNATURE

Kumud Singh

Mathura Prasad Singh

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI

K. P. Singh



भारत सरकार
Government of India



मोहम्मद इरफान अली
Mohammad Irfan Ali
जन्म तिथि/DOB: 03/01/1959
पुरुष/ MALE



3577 8685 7446

VID: 9127 3524 5284 4844

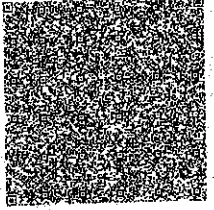
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O मोहम्मद शम्सुद्दीन, सत्तार कॉलोनी, लेन नं- 01,
बरियातु, बरियातु, रांची,
झारखण्ड - 834009

Address:
C/O Mohammad Shamsuddin, Sattar
Colony, Lane No- 01, Bariatu, Bariatu,
Ranchi,
Jharkhand - 834009



3577 8685 7446

VID: 9127 3524 5284 4844

M. J. Irfan Ali

Bariatu

नाममौजा बरिआतू

नाम चाना रौंची

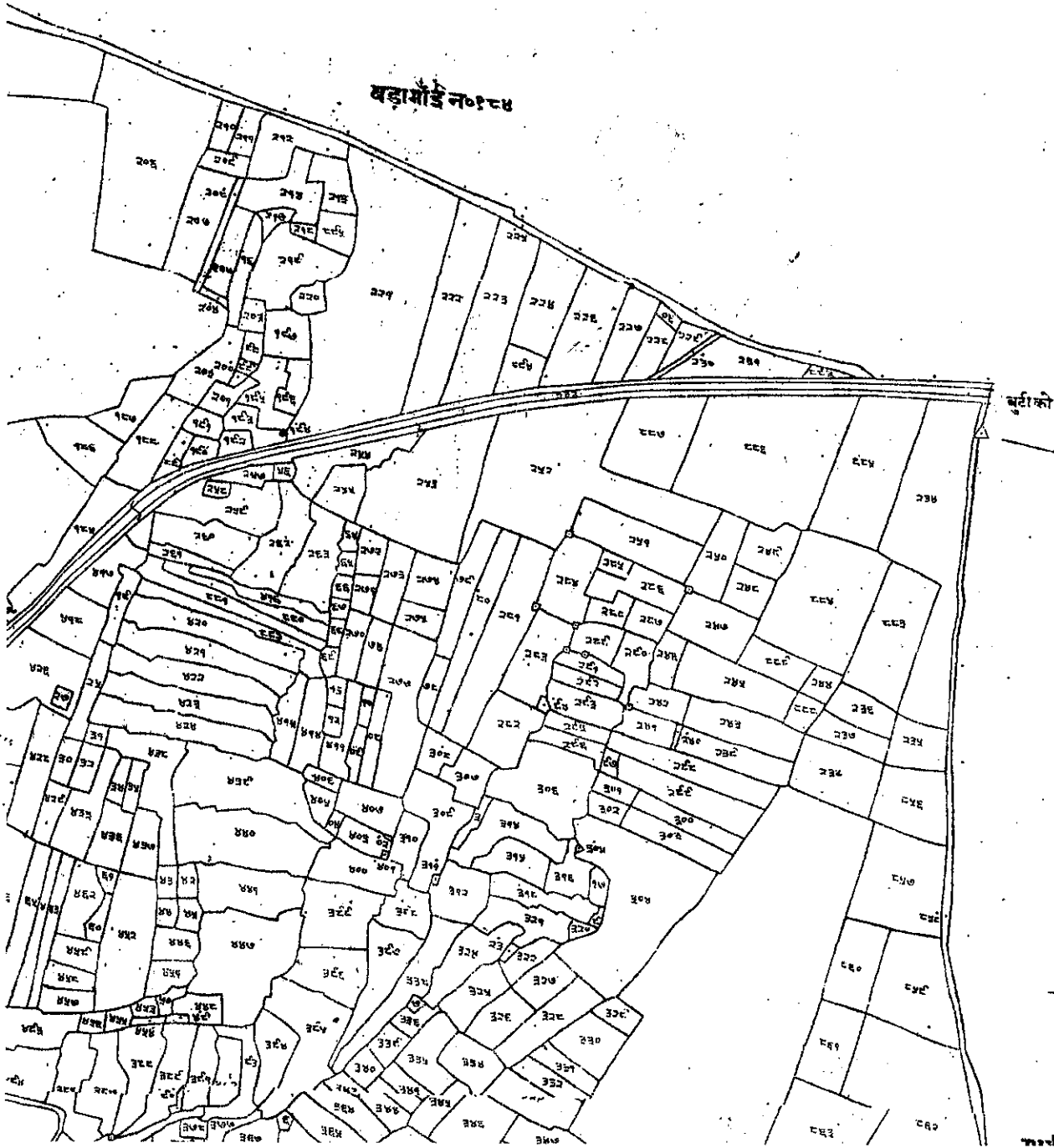
पाना नम्बर १६३

ज़िला रौंची

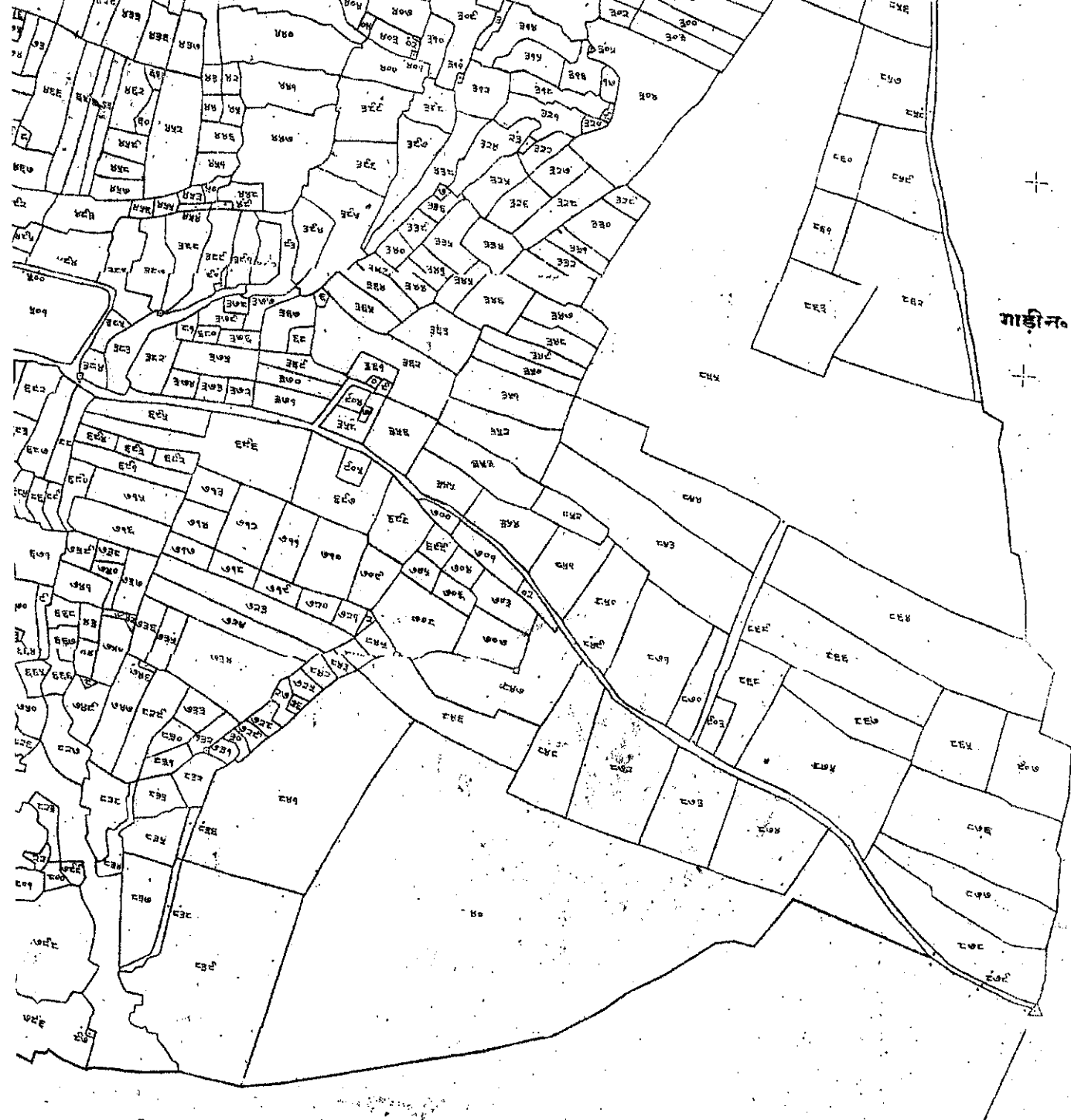
स्केल एक माहल बरामर १६ इन्च

सन १९३२ - ३३ रसी

बड़ा मोड़ न०१८४



बूटी को



गाडी नं १६५

तिरिक्त नं १६५

१६५	१६६	१६७	१६८	१६९	१७०	१७१	१७२	१७३	१७४	१७५	१७६	१७७	१७८	१७९	१८०	१८१	१८२	१८३	१८४	१८५	१८६	१८७	१८८	१८९	१९०	१९१	१९२	१९३	१९४	१९५	१९६	१९७	१९८	१९९	२००
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Made and published under the authority of Government.

[Signature]

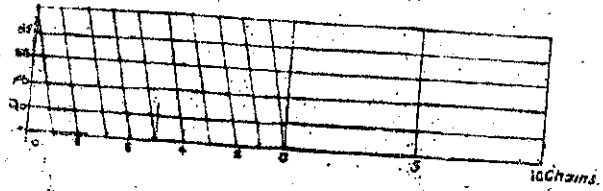
Superintendent of Survey

10



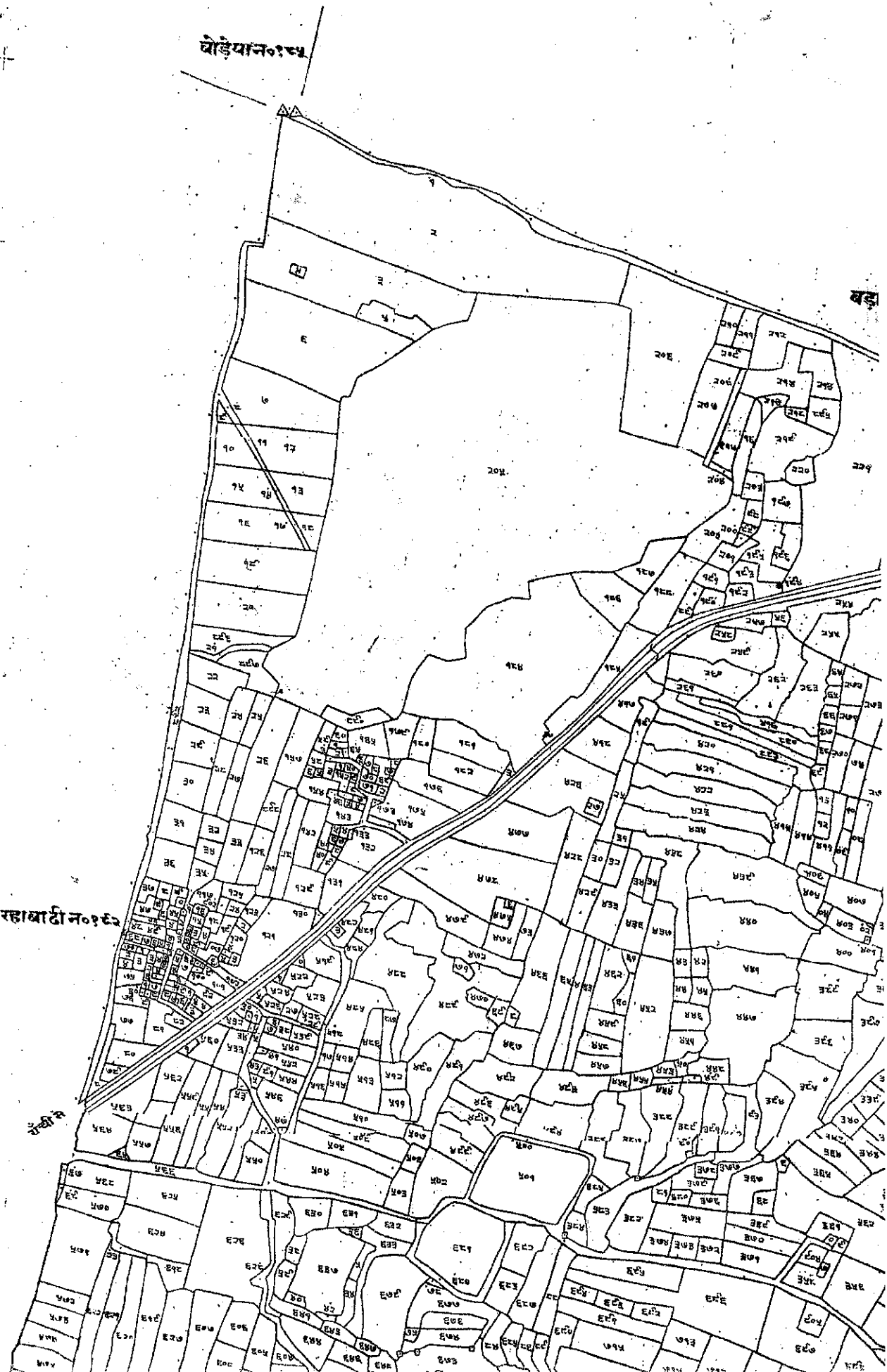
ଭିଲିକନଂପଂସ

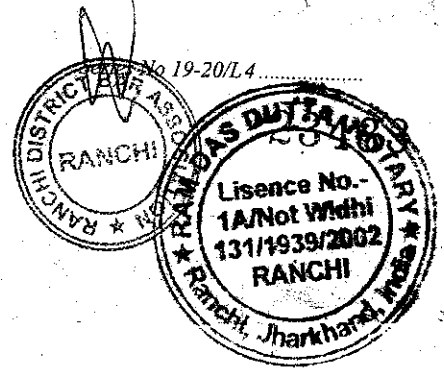
Scale 16 Inches = 1 Mile.



योडेयानं०१८५

मोहाबादी नं०१८२





Authorised under Notaries Act, 1952
and Notaries Rules 1956 by
Government of Jharkhand, India

Before Notary Public, Ranchi

Affidavit

I, Smt. Kumud Yadav @ Kumud Singh, w/o Late Kalicharan Yadav, D/o Late Mathura Prasad Singh, Grand Father Late Rameshwar Singh, Occupation House wife, by cast Yadav, resident of Opposite Block No. 01, Bijili Office Housing colony Bariatu, Ranchi (Jharkhand), do hereby solemnly affirm and declare that the contents are true to the best of my knowledge, belief and information :-

1. That my name is Smt. Kumud Yadav.
2. That I am also known in the name of Kumud Singh.
3. That Kumud Yadav and Kumud Singh is the same and one person and twin name of mine.
4. That the above declared statements is true to the best of my knowledge, information and belief.

Sworn and Signed at Ranchi on this the 9th day of October 2020.

The above named deponent who has been identified by Sri R. Anand Advocate, Ranchi solmenly affirmed and declared that the statements made above are true to the best of his knowledge and belief.

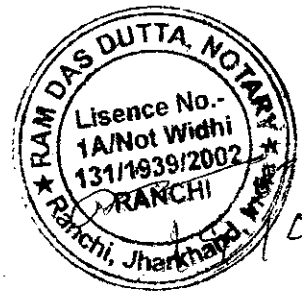
Kumud Singh

Deponent

Identified by me

R. Anand

Advocate



**NOTARY PUBLIC
RANCHI**

Reference No. 1046
Date 09 OCT 2020



Pre Registration Docket

Date :- 07-10-2020 02:27 pm

Office Name :- SRO - Ranchi
Token No:- 20200000083889

Appoinment :- 21-Oct-2020 Time:- 10:48

Article	Development Agreement
Pre Registration Date	07-Oct-2020
No. Of Pages	37
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,95,364.

Property Id: 400665

Valuation No. : 530681 / 2020	:- 2020-2021	User Id : 3781	Date : 07-October-2020 14:18:PM
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban ✓	Corporation : Ranchi Municipal Corporation Bariatu	Village/City : Bariatu ✓	
Bariatu Word No 8 - Other Road			
Khata Number - 144			
Plot Number - 310			
Holding Number - 0080003493000A1			
Volume Number - 3			
Page Number - 11			
Valuation Rule : Commercial land ✓			
Property Details			
1	Land area	35 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation ✓	1. 35 x 448279 = 15689765	₹1,56,89,765/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,56,89,800/-
Total Amount in Words : One Crore Fifty Six Lacs Eighty Nine Thousand Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO-309, West: PLOT NO-401, 402,403 AND 407, South: PLOT NO-398, North: 26.3 FT WIDE ROAD
Area	Land area : 35.00 Decimal

Other Description of the Property	Pin Code - 834009
Government/Market Value	15689765
Transaction Amount	15690000

CLAIMANT	-Mr. SHAKIL AHMAD, Address - KAISER COLONY, NEAR JORA TALAB, BARIATU, RANCHI- ,Father/Husband Name GHULAM MUSTAFA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1012
	-Mrs. ROZY TABASSUM, Address - HILL VIEW ROAD, BARIATU, RANCHI- ,Father/Husband Name LATE MAHBOOB ALAM , PAN No.- ,Permission Case No.- , Aadhaar No. *****7296
EXECUTANTS	-Mr. KUMUD YADAV ALIAS KUMUD SINGH, Address - OPP-BLOCK NO-1, BIJILI OFFICE HOUSING COLONY, BARIATU, RANCHI- ,Father/Husband Name LATE MATHURA PRASAD SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8572

Witness Information	Mr. MOHAMMAD IRFAN ALI , Address - SATTAR COLONY, LANE NO-1, BARIATU, RANCHI-, Father/Husband Name- MOHAMMAD SHAMSUDDIN
---------------------	---

Identifier Details	Mr. MOHAMMAD IRFAN ALI , Address - SATTAR COLONY, LANE NO-1, BARIATU, RANCHI-, Father/Husband Name- MOHAMMAD SHAMSUDDIN
--------------------	---

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,110
Total		1,110

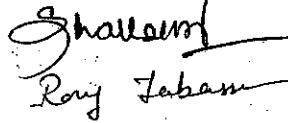
Fee Rule:Development Agreement		
1	PR	1
2	LL	3
3	E	2,000
4	AI	3,92,250
Total		3,94,254

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

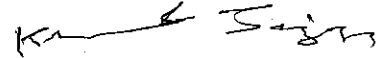
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant



Document Registration Summary 1

Date :-19-Oct-2020

- Government/Market Value: ₹15689800/-
- Transaction Amount: ₹156900000 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 379115

Receipt Date : 19-10-2020

Presenter Name: -

On Date 19-10-2020 Presented at SRO - Ranchi
Signature of Presenter

Shakil Ahmad

SRO - Ranchi

E	<i>Shakil Ahmad</i>	₹2000
PR		₹1
SP		₹1110
LL		₹3
A1		₹392250
Stamp Duty		₹100

Total ₹395464

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ShakilAhmad	GRN Number : 2002230925 DEPT Transaction Id : 59afba29ba522f41b9b5 Transaction Type :	100
E	2000	2000	0	GRAS	ShakilAhmad	GRN Number : 2002407425 DEPT Transaction Id : eae6124d00668e5de553 Transaction Type :	2000

PR	1	1	0	GRAS	ShakilAhmad	GRN Number : 2002407425 DEPT Transaction Id : eae6124d00668e5de553 Transaction Type :	1
SP	1110	1110	0	GRAS	ShakilAhmad	GRN Number : 2002407425 DEPT Transaction Id : eae6124d00668e5de553 Transaction Type :	1110
A1	392250	392250	0	GRAS	ShakilAhmad	GRN Number : 2002407425 DEPT Transaction Id : eae6124d00668e5de553 Transaction Type :	392250
LL	3	3	0	GRAS	ShakilAhmad	GRN Number : 2002407425 DEPT Transaction Id : eae6124d00668e5de553 Transaction Type :	3
Sub Total	395368	395464	-96				

Article : Development Agreement Number of Pages : 74


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 :- 20200000083889

Deed Type	Development Agreement
Number of Pages	74
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1110, A1 :- Rs. 392250, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.15689765/- ,Transaction Amount :- Rs.15690000/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: PLOT NO-309, West: PLOT NO-401, 402,403 AND 407, South: PLOT NO-398, North: 26.3 FT WIDE ROAD Khata Number - 144Plot Number - 310Holding Number - 0080003493000A1Volume Number - 3Page Number - 11 Area Of Land :- 35.00 Decimal

Sh./Smt.**KUMUD YADAV ALIAS KUMUD SINGH s/o/d/o/w/o LATE MATHURA PRASAD SINGH** has presented the document for registration in this office

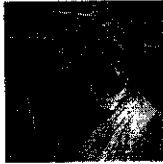





today dated :- **19-Oct-2020** Day :- **Monday** Time :- **15:49:46 PM**



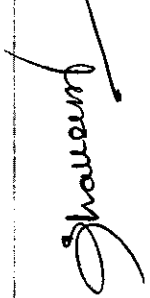


**KUMUD YADAV ALIAS
KUMUD SINGH(Individual)**



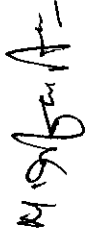
Party Name	Document Type	Document Number
KUMUD YADAV ALIAS KUMUD SINGH	PAN/UID	928661248572

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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KUMUD YADAV ALIAS KUMUD SINGH Address1 - OPP- BLOCK NO- 1, BIJILI OFFICE HOUSING COLONY, BARIATU, RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Kumud Singh Address:- UNIVERSITY COLONY, OPP. BLOCK NO- 1, , BARIATU HOUSING COLONY, RANCHI, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:50			
2	ROZY TABASSUM Address1 - HILL VIEW ROAD, BARIATU, RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Rozy Tabassum Address:- , , HILL VIEW ROAD, BARIATU BASTI, Bariatu, , Ranchi, 834009, , Jharkhand, India		CLAIMANT Age:43			


Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	SHAKIL AHMAD Address1 - KAISER COLONY, NEAR JORA TALAB, BARIATU, RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Shakil Ahmad Address:- , NEAR JODA TALAB, , KAISER COLONY, BARIATU,PO. BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India		CLAIMANT Age:52			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	MOHAMMAD IRFAN ALI S/o-D/o MOHAMMAD SHAMSUDDIN Address1 - SATTAR COLONY, LANE NO-1, BARIATU, 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	MOHAMMAD IRFAN ALI Address1 - SATTAR COLONY, LANE NO-1, BARIATU, RANCHI, Address2 , , , Jharkhand			

Signature of Operator 

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**KUMUD YADAV ALIAS KUMUD SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**MOHAMMAD IRFAN ALI**) Son/Daughter/Wife of (**MOHAMMAD SHAMSUDDIN**) resident of (**SATTAR COLONY, LANE NO-1, BARIATU, RANCHI**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 19-Oct-2020

Seal and Signature of Registering Officer



Token No.: 20200000083889

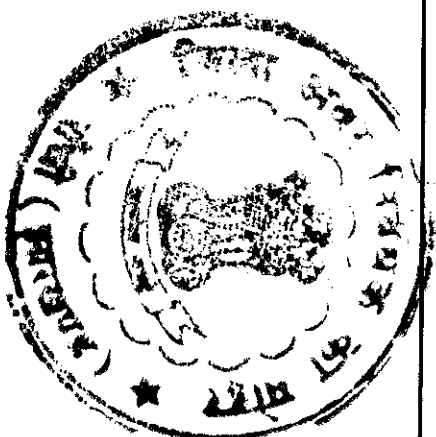
CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date **19-Oct-2020** by **KUMUD YADAV ALIAS KUMUD SINGH, S/O, D/O, W/O LATE MATHURA PRASAD SINGH** resident of OPP- BLOCK NO-1, BIJLI OFFICE HOUSING COLONY, BARIATU, RANCHI, .
This deed was registered as Document No.: **2020/RAN/5856/BK1/5374** in Book No :- **BK1**, Volume No :- 724 from Page No :- 409 to 482 at, office of **SRO - Ranchi**

Date:- **19-Oct-2020**

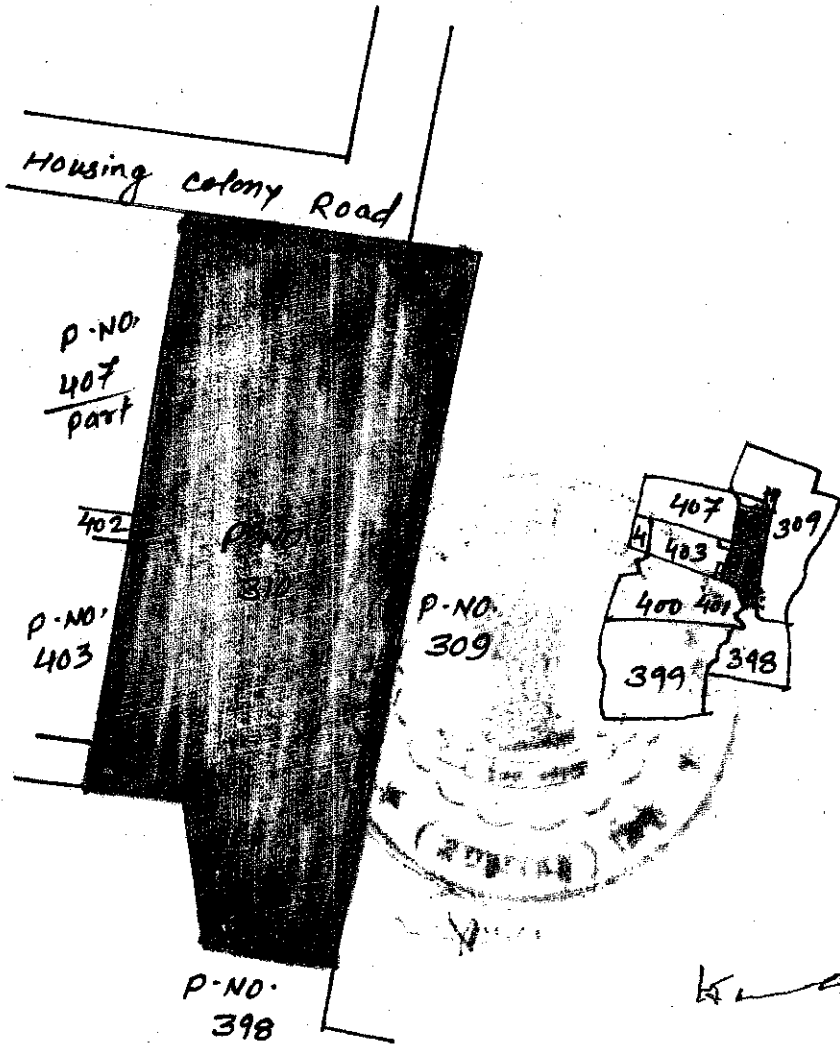
Registering Officer



Village: → Bariatu Thana no-193
Thana Bariatu Dist Ranchi
Area Shown in Red wash-
Khatano-144
R-S-Plot no-310

Area
A-DEC
→ 0-35

↑
↓
S



K. R. S. S. S. S.
19.10.2020

Officially
Admin