

3648

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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH29085836804792S
Certificate Issued Date	: 23-Jun-2020 12:57 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0143381927962760S
Purchased by	: VINAYAK BUILDER
Description of Document	: Article 5 Agreement or memorandum of an Agreement
Property Description	: DEVELOPMENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SUBHENDU GOPE AND OTHERS
Second Party	: VINAYAK BUILDER THROUGH PROPRIETOR RAJU MAHTO
Stamp Duty Paid By	: VINAYAK BUILDER THROUGH PROPRIETOR RAJU MAHTO
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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

करी (मर. 1988) को लागू
 कर का दरद है।
 कर का अनुपात 1.00% है।
 कर्षण व नगर स्टाण्ड मानक का स्टाण्ड फुल
 विषय का स्टाण्ड फुल मानक नहीं है।

[Signature]

02/07/2020

For Vinayak Builder

[Signature]
Proprietor

[Signature]
Raju Mahto
2-7-2020

[Signature]
Sumit Gope
2-7-2020

[Signature]
Shilpa Ghosh
2-7-2020

[Signature]
Amit Ghosh
2-7-2020

[Signature]
Tanya Ghosh
2-7-2020

[Signature]
Shubendu Gope
2-7-2020

[Signature]
Anurag Kumar
2-7-2020

0008140905

Sumit Gope
2-7-20



Sumit Gope
2-7-20

DEVELOPMENT AGREEMENT

THE REGISTERED DEVELOPMENT AGREEMENT made on this 02 day of JULY, 2020 at Ranchi;

BY

(1) **SUMIT GOPE** son of Late Swapan Gope Grandson of Late Gopal Chandra Gope (2) **SHILA GHOSH** wife of Late Tapan Gope, Daughter of Late Golak Chandra Ghosh, Granddaughter of Late Gopal Chandra Gope, (3) **AMIT GHOSH** son of Late Tapan Gope, Grandson of Late Gopal Chandra Gope, (4) **TANIYA GHOSH** Daughter of Late Tapan Gope, Granddaughter of Late Gopal Chandra Gope, (5) **SHUBHENDU GOPE** and (6) **SHUKHENDU GOPE** both sons of Late Rasraj Gope, both Grandsons of Late Gopal Chandra Gope, all by Caste Gope, all residents of Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, District Ranchi, State Jharkhand [hereinafter called the LAND OWNERS for the sake of brevity, which expression shall unless excluded or repugnant to the subject or context mean and include their legal heirs, successors, executors, legal representatives, administrators, and assigns] of the ONE PART;

PAN: BQLPG9590H UID: 4394-1127-4540 Mob. 7677158884
UID: 4201-7057-1797 Mob. 8002103357
UID: 7667-6335-6697 Mob. 7091611112

For Vinayak Builder
Rajendra
Proprietor

Thumbs *Index* *Middle* *Ring* *Little*
:: 1 ::

सुमित गोपे
2-7-20

प्राप्त पशुपालन व भूमि घोडाला एवं खाद्यमहल ललितोकी वृक्षी में वर्णित प्लॉट दर्ज नहीं है

Rajendra
2-7-20

Shubendu Gope *2-7-20*
Taniya Ghosh *2-7-20*
Amit Ghosh *2-7-20*
Shila Ghosh *2-7-20*
Sumit Gope *2-7-20*



Sumit Grope
2-07-2020



02/07/2020 10/01
Sumit Grope
Late Surpan Grope
Doodanda Ranchi
Business

For Vinayak Builder
Ganesh
Proprietor

02/07/2020



(2) Shila Ghosh

2-7-2020

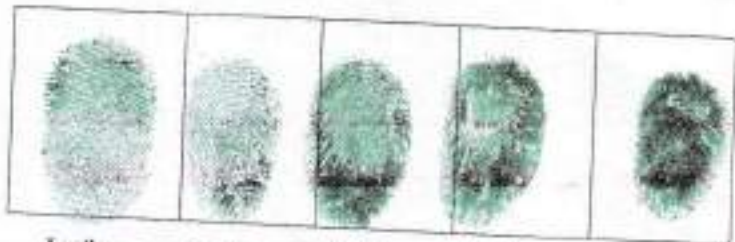


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(3) Amit Ghosh

2-7-2020



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(4) Tanuja Ghosh

2-7-2020



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For Vinayak Builder

Rajni Mehta

Proprietor



(5) Shubendu Gope.
2-7-23



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(6) *[Signature]*
2-7-23



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For Vinayak Builder
[Signature]
Proprietor

PAN: BJSPG5394R UID: 3032-7590-7297 Mob. 7091687777
PAN: BJFPG7405N UID: 2024-3777-4671 Mob. 8210131084
PAN: AFQPG3469E UID: 6930-2442-0378 Mob. 8340375564

AND

VINAYAK BUILDER, a proprietorship firm having its office at Lower Shukla Colony, Hinoo, P.S. - Doranda, District - Ranchi, represented through its Proprietor **SHRI RAJU MAHTO**, S/o Sri. B.N. Mahto, by faith Hindu, by occupation Businessman, resident of Lower Shukla Colony, Hinoo, Doranda, District Ranchi, Jharkhand Indian Citizen, [hereinafter called THE DEVELOPER which expression shall unless excluded or repugnant to the subject or context mean and include his legal heirs, successors, executors, legal representatives, administrators, and assigns] of the OTHER PART;

UID-8219-8883-4877 PAN ABEPM7423N Mobile No. 9431105334

WHEREAS land under Khata No. 199, R.S. Plot No. 462/1656, measuring an area 10 Decimals, situated at Village Hinoo, P.S. Doranda, Thana No. 225, District Ranchi, State Jharkhand is recorded in the Revisional Survey Khatiyani in the name of Mahavir Ram as Kayamee.

AND WHEREAS land under Khata No. 187, R.S. Plot No. 462, measuring an area 09 Decimals, situated at Village Hinoo, P.S. Doranda, Thana No. 225, District Ranchi, State Jharkhand is recorded in the Revisional Survey Khatiyani in the name of Ganesh Rai as Kayamee

AND WHEREAS erstwhile owner sold the land under Khata No. 199, R.S. Plot No. 462/1656, measuring an area 10 Decimals situated at Village-Hinoo, P.S. Doranda, Thana No. 225, District Ranchi, State Jharkhand to Gopal Chandra Gope vide registered Sale Deed No. 6397 dated 29.09.1951, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 40 Pages 448 to 450, in the year 1951.

AND WHEREAS erstwhile owner sold the land under Khata No. 187, R.S. Plot No. 462, measuring an area 07 Decimals situated at Village- Hinoo, P.S. Doranda, Thana No. 225, District Ranchi, State Jharkhand to Kamla Bala Gope vide registered Sale Deed No. 3342 dated 14.08.1956, registered before the District Sub Registrar Ranchi and which is entered in Book I Volume 22 Pages 435 to 437, in the year 1956.

AND WHEREAS Gopal Chandra Gope and Kamla Bala Gope both died leaving behind their three sons namely (1) Tapan Gope, (2) Swapan Gope

For Vinayak Builder :: 4 ::

Raju Mahto
Proprietor

Raju Mahto

2-7-2022

Sumit Gope
2-7-2022

Shila Gopin
2-7-2022

Armit Ghosh
2-7-2022

Tanya Ghosh
2-7-2022

Shubendu Gope
2-7-2022

Prashant Kumar
2-7-2022

and (3) Rasraj Gope as their legal heirs and successors who inherited the aforesaid land. Thereafter (1) Tapan Gope, (2) Swapan Gope and (3) Rasraj Gope amicably partitioned their inherited the land in and came in peaceful possession over their respective shares.

AND WHEREAS Swapan Gope died leaving behind his son Sumit Kumar Gope alias Sumit Gope (Landowner No. 1) as his legal heir and successor who inherited the land under Khata No. 199, R.S. Plot No. 462/1656, measuring an area 4.25 Decimals. Thereafter Sumit Kumar Gope got his name mutated in the Circle Office Argora Anchal Ranchi vide Succession Mutation Case No. 1458R27/2018-19 dated 23.02.2019 for the land under Khata No. 199, R.S. Plot No. 462/1656, measuring an area 4.25 Decimals and started paying rent to the State. Rent Receipt No. 0695390446 dated 12.02.2020 stands recorded in his name.

AND WHEREAS Tapan Gope died leaving behind his widow Shila Ghosh (Landowner No. 2), one son namely Amit Ghosh (Landowner No. 3) and one daughter namely Taniya Ghosh (Landowner No. 4) as his legal heirs and successors who inherited the land under Khata No. 199, R.S. Plot No. 462/1656, measuring an area 4.25 Decimals.

AND WHEREAS Raseraj Gope died leaving behind his two sons namely (1) Subhendu Gope (Landowner No. 5) and (2) Sukhendu Gope (Landowner No. 6) as his legal heirs and successors who inherited the land under Khata No. 199, R.S. Plot No. 462/1656, measuring an area 1.5 Decimals and Khata No. 187, R.S. Plot No. 462, measuring an area 2.54 Decimals. Thereafter (1) Subhendu Gope and (2) Sukhendu Gope jointly got their names mutated in the Circle Office Argora Anchal Ranchi vide Succession Mutation Case No. 1003R27/2016-17 dated 21.01.2017 for the land under Khata No. 199, R.S. Plot No. 462/1656, measuring an area 1.5 Decimals and Khata No. 187, R.S. Plot No. 462, measuring an area 2.54 Decimals and started paying rent to the State. Rent Receipt No. 0056436655 dated 20.08.2018 for the year 2018-19 stands recorded in their names.

AND WHEREAS the Land Owners have agreed to the Second Party's proposal on the terms and conditions mentioned herein below:

1. That the Second Party will develop and construct Multi Storied Residential Complex named "**KAUSHIK RESIDENCY**" on Schedule-A land as per plan prepared by the Second Party and approved by Ranchi Municipal Corporation, Ranchi vide B.C. Case No. **BP/W45/0648/18**.

:: 5 ::

For Vinayak Builder
Gopinath
Proprietor

Gopinath
9-7-2020

Sumit Gope
9-7-2020

Shila Ghosh
9-7-2020

Amit Ghosh
9-7-2020

Taniya Ghosh
2-7-2020

Subhendu Gope
2-7-2020

Sukhendu Gope
2-7-2020

All the obligatory action will be completed by Second Party in respect of development, construction and transfer of proportionate share of land, flats and residential space except the share of the First Party. The First Party will not bear any cost or changes for the above mentioned jobs.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE LAND OWNERS AND THE DEVELOPER AS FOLLOWS :

1. LAND OWNERS shall mean (1) **Sumit Gope**, son of Late Swapan Gope Grandson of Late Gopal Chandra Gope (2) **Shila Ghosh** wife of Late Tapan Gope, Daughter of Late Golak Chandra Ghosh, Granddaughter of Late Gopal Chandra Gope, (3) **Amit Ghosh** son of Late Tapan Gope, Grandson of Late Gopal Chandra Gope, (4) **Taniya Ghosh** Daughter of Late Tapan Gope, Granddaughter of Late Gopal Chandra Gope, (5) **Shubendu Gope** and (6) **Shukhendu Gope** both sons of Late Rasraj Gope, both Grandsons of Late Gopal Chandra Gope, all by Caste Bengali, all residents of Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, District Ranchi, State Jharkhand, owners of the landed property mentioned in Schedule-A below and their all executors administrators, representatives, heirs, successors in interest.
2. Builder shall mean **VINAYAK BUILDER**, a proprietorship firm having its office at Lower Shukla Colony, Hinoo, P.S. - Doranda, District - Ranchi, represented through its Proprietor **Shri Raju Mahto**, S/o Sri. B.N. Mahto, by faith Hindu, by occupation Businessman, resident of Lower Shukla Colony, Hinoo, Doranda, District Ranchi, Jharkhand, who will develop the land and construct the multi storied building/complex.
3. LAND PROPERTY shall mean all that piece and parcel of land under Khata No. 199, R.S. Plot No. 462/1656, measuring an area 10 Decimals and Khata No. 187, R.S. Plot No. 462, measuring an area 2.54 Decimals, Total Area 12.54 Decimals, situated at Village- Hinoo, P.S. Doranda, Thana No. 225, District Ranchi, State Jharkhand, which is more particularly described in the First Schedule-A below.
4. BUILDING shall mean the multi storied building RESIDENTIAL COMPLEX "KAUSHIK RESIDENCY" to be constructed on the land

For Vinayak Builder
Raju Mahto
Proprietor

:: 6 ::

Raju Mahto
2-7-2020

[Signature]
2-7-2020

Amit Ghosh Taniya Ghosh
Shubendu Gope
2-7-2020

Shila Ghosh
2-7-2020

Sumit Gope
2-7-2020

property in accordance with the plan to be sanctioned by the Ranchi Municipal Corporation Ranchi.

5. RESIDENTIAL AREA/FLATS shall mean the super built up area consisting of residential space, bed rooms, living rooms, bath room, kitchen, balcony/verandah etc. more particularly described in part of the SECOND SCHEDULE.
6. PARKING SPACE shall mean the place or area reserved for only parking of the motor cars, more particularly described in the SECOND SCHEDULE.
7. COMMON FACILITIES common facilities and amenities shall include corridors, halt ways, stairways, passage ways, drive ways, common tank, water pumps, motors and lift arrangement and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the THIRD SCHEDULE.
8. COMMON EXPENSES shall mean and include a proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts of common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and land property more particularly described in FIFTH SCHEDULE.
9. SALEABLE SPACE It shall mean the space in the building available for independent use and occupation after making due provision for common facilities and the space required thereof.
10. LAND OWNERS' ALLOCATION shall mean the constructed area in the form of space allocated to the owners in the building to be constructed in the manner morefully described in SCHEDULE-B below along with common facilities and amenities, agreed upon by the developer's being exclusively allocable to the owners' or their nominee.
11. DEVELOPER'S ALLOCATION shall mean the constructed area in the form of space allocated to the owners in the building to be constructed in the manner more-fully described in SCHEDULE-C

:: 7 ::

For Vinayak Builder
Rajendra Mehta
Proprietor

Rajendra Mehta
2-7-2020

Arun Kumar Singh
2-7-2020

Shubendu Gope
2-7-2020

Amitghosh Tanyal Ghosh
2-7-2020

Sumit Gope
2-7-2020

below along with common facilities and amenities, agreed upon by the developer's being exclusively allocable to the owners' or their nominee.

12. TRANSFER with its grammatical variations shall mean transfer by voluntary handing over of possession and by any other, adopted for effecting what is understood as a transfer of space in the multi storied building to purchaser thereof, although the same may not be within the definitions of the terms as given in the transfer of the property act or other enactment.
13. TRANSFEREE It shall mean any natural and juristic persons like individual, company, association of persons to whom any space in the building has been transferred.
14. SUPER BUILT UP AREA shall mean and include common area and the carpet area of flats, wall, area, and verandah/balcony/cupboard area, the proportionate area of the staircase, guard room and generator room, etc.
15. Words importing singular shall include plural and vice-versa.
16. Words importing masculine gender shall include feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders.

ARTICLE II-COMMENCEMENT:

1. This agreement shall be deemed to have commenced from this day of agreement.

ARTICLES-III THE SCHEME :-

The scheme as formulated by the builder/developer and agreed by the OWNERS provide as follows:-

1. The builder will invite and select purchaser[s] agreeing to acquire on an OWNERSHIP basis flat/flats in the building on the land property more specified in the first schedule. Builder/Developer would construct flats along with other common parts, common amenities and common facilities appertaining to the same.
2. The builder/developer shall, be entitled to advertise and enter into agreement to sale with the intending purchaser for purchase of an undivided proportionate share of land property. The agreement of sale shall be prepared, inspected and approved by the builder/developer.

For Vinayak Builder
Rajesh M. H. E.
Proprietor

:: 8 ::

Rajesh M. H. E.
7-2-20

[Signature]
2-7-2020

Shubendu Gopal
2-7-2020

Shubendu Gopal
Amitgopal Tanwar Gopal
Chh. Anosh
2-7-2020

3. The DEVELOPER has already got the Building Plan sanctioned from R.M.C. Ranchi in consultation with the LAND OWNERS and the LAND OWNERS hereby empowers and authorized the Developer to sign any document required for this purpose including the Gift deed to be executed in favour of Ranchi Municipal Corporation, Ranchi.
4. Land owners shall get 50% share in the building. After the delivery of the possession of the respective flats, residential area and parking spaces in the aforesaid building to the LAND OWNERS, the purchasers shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPER'S agreement or otherwise.
5. Upon handing over of possession of the flats, residential area and parking spaces to the LAND OWNERS and the prospective purchaser, both shall pay to the DEVELOPER the proportionate share of common expenses of all taxes, outgoing and other charges, specified in the 5th schedule hereunder, written from after the date, the possession and management of the common parts to any society or association after two years to be formed for the purpose.

[Signature]
2-7-2020

Shubendu Gola
2-7-2020

ARTICLE-IV DEVELOPER RIGHT:

1. The LAND OWNERS hereby grants, subject to what has been herein after provided the exclusive right to the Developer to build, construct, erect and complete and the said Apartment and Residential Complex and to commercially exploit his allocation by entering into agreements for sale and/or transfer and/or construct in accordance with the plan sanctioned by the Ranchi Municipal Corporation with or without amendment and/or modification made or caused by the DEVELOPER.
2. The DEVELOPER shall be entitled to alter the plan, if as may be required under RMC, Ranchi rules at his own costs and shall pay and bear all fees, including architect's fees, changes as required to be paid or deposited for obtaining the sanction of RMC Ranchi and for the construction of the building at the said premises, provided however that the DEVELOPER shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the DEVELOPER.

Sumit Gope
2-7-2020
Shiba Ganesha
2-7-2020
Amit Ghosh
2-7-2020
Tanya Ghosh
2-7-2020

ARTICLE-V APARTMENT CONSIDERATION:

1. On the LAND OWNERS' representation about his right, title, interest and possession over the LAND OWNER and relying upon the LAND OWNERS personal guarantee that have made full and correct

For Vinayak Builder
2020/16/11
Proprietor

[Signature]
2-7-2020

disclosures and that he has full right, indefeasible title and absolute authority to enter into his agreement and in consideration of the LAND OWNERS having agreed to permit the DEVELOPER to commercially exploit this land property and construct, erect and complete the buildings on the premises as a whole within the period of thirty months plus grace period of six months with mutual understanding from the date of approval/sanction of plan by RMC Ranchi on the premises.

- a) The DEVELOPER shall obtain all necessary permissions and/or approval and/or consent at his own cost.
- b) The DEVELOPER shall bear costs of supervision of the development and construction of the Owners' allocation in the building at the said premises.
- c) The DEVELOPER shall allocate the LAND OWNER'S allocation of the constructed area in the building to be constructed area in the building at the said premises [hereinafter called the LAND OWNER'S allocation].
- d) The DEVELOPER shall give complete possession of the LAND OWNERS' allocation within a period of thirty month plus a grace period of six months with mutual understanding from the date of release of building plan by RMC Ranchi. The LAND OWNERS will be entitled to take possession of his share on the completion of building.
- e) The Land and Developer have mutually agreed to compensate each other in cash for the area exceeding their share, if any according to market rate.
- f) That the DEVELOPER shall pay a sum of Rs. 25,000/- p.m. house rent to the land owner from the date of handover of their land till the delivery of possession of Land Owner's flats.

ARTICLE-VI LANDLORD/LAND OWNER ALLOCATION:

It shall be the constructed area in the form of such residential area, flats, along with parking space [more particularly described in the Second Schedule] in the aforesaid building complex as per specifications mentioned in the forth schedule and agreed upon by the LAND OWNER and DEVELOPER being exclusively allocable to the LAND OWNER and/or his nominee or nominees.

1. The DEVELOPER shall at his own costs construct, create and complete in all respects, the said multistoried residential complex and

[Signature]

Shri Venky Gopal
9-7-2022

Tanuja Ghosh

Amit Ghosh

Shikha Ghosh

Sumit Crope

shall allocate to the LAND OWNERS of the area of the residential flats and parking space as follows:-

2. That out of total constructed area, the LAND OWNERS will get 50% of super built up area or saleable space with car parking space of the said building shall be the share of DEVELOPER in the said building complex.
3. It is agreed between the parties that the LAND OWNERS will have no interest in the land or the building except the residential flats, residential complex parking space more particularly described in the LAND OWNERS' allocation. It is clearly understood that the purchasers of the flats and parking space [allocated to the DEVELOPER] shall pay all the costs to the DEVELOPER.
4. That the DEVELOPER has already paid Rs. 1,00,000/- (Rupees One Lakh) through Cheque being Cheque No. 565297 dated 12.07.2017 of SBI, Hinoo Branch as signing amount.

ARTICLE-VII BUILDER'S/DEVELOPER'S ALLOCATION:

1. In consideration of the above, the DEVELOPER shall be entitled to 50% super built up area or saleable space in multistoried building to be constructed on the land property together with the undivided proportionate share on the said land only 50% roof of the top floor of the building and also together with undivided proportionate share in the common area and facilities and other service area in the said building after providing for LAND OWNERS' allocations as provided in Article-VI herein above and the DEVELOPER shall be entitled to advertise his share for sale, enter into an agreement for sale and transfer the DEVELOPER'S allocation and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement or execute sale deed, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent from the LAND OWNERS and this agreement by itself shall be treated as consent by the LAND OWNERS. *
2. The DEVELOPER shall be entitled to mortgage, charge or to deal with the DEVELOPER'S allocation and right, title, interest under this agreement.

For Vinayak Builder

Rajy Khat
2-7-2017

:: 11 ::

Rajy Khat

2-7-2017

Shubendu Gaba
2-7-2017

Sumit Chope
2-7-2017
Shila Ghosh
2-7-2017
Tanya Ghosh
2-7-2017
Amit Ghul
2-7-2017

ARTICLE-VIII : FORCE MAJEURE:

1. The Builder shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligation during his duration of the force majeure.
2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or other act or omission beyond the control or the builder.

ARTICLE-IX : MISCELLANEOUS :-

1. The OWNERS and the BUILDER has entered into this agreement purely on contractual basis, and nothing contained herein shall be deemed to construe a partnership between the builder and the OWNERS or as a joint venture between the parties hereto in any manner nor 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 builder and transfer of flats various deeds matters and things not therein specified may be required to be done by the builder and for which the builder may need the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relative to which specific provisions may not has been mentioned herein.

The OWNER hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the OWNERS also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the OWNERS and/or go against the spirit of this agreement.
3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the land property or any part thereof to the builder or as creating any right title or interest in respect thereof in the Builder other than an exclusive license to the Builder to commercially exploit the same in terms hereof provided, until the completion of the building. However, the builder shall be entitled to borrow money from any bank or banks or other financial institutions for the purpose of constructing the above mentioned

:: 12 ::

For Vinayak Builder
Rajesh Nair

Rajesh Nair

Sumit Grope 2.7.2020
Sudhakar Grope 2.7.2020
Tanya Ghosh 2.7.2020
Anita Ghosh 2.7.2020
2.7.2020

- building on his own cost and repayment to the financial institution shall be made by the developers only for the purpose aforementioned.
5. As and from the date of completion of the building the builder and/or his transferee and the Land Owner and/or his transferee 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 of the sale of the said premises and that all arrangements if any, prior to this agreement has been cancelled and are being superseded by this agreement. If any agreement is discovered at any stage, the Landowners shall compensate the Developer.
 7. The Land Owner assures and guarantees that the land property is free from any encumbrances, attachment, charge, claim or demand whatsoever by or from any whatsoever. The LAND OWNERS will be the responsible if in future any legal complications arise regarding the right, title of "A" schedule land.
 8. It shall be mandatory and necessary on the part of the LAND OWNERS to become members of the Flat Owners Association or Society, formed by the members staying in the said building complex and the association of the flat owners will repair and maintain the property and shall pay all the changes of various Government Duties and levies and repair of any other outgoing relating to the said property and the building shall be payable by all the flat owners. The Flat owner's association shall be the apex body, relating to all the interests of all the flat owners and shall work for the peaceful living of all members.
 9. That building complex shall be completed but time is not fixed for this agreement.
 10. The DEVELOPER can appoint any person/persons for the construction of the apartment buildings and residential complexes, for which the land owners will have no objection whatsoever.
 11. The LAND OWNERS shall provide vacant possession of the above mentioned plot to the DEVELOPER immediately after execution of this agreement and the builder/developer will start the construction work from the date of sanction/approval of plan. Thereafter as per the plan approved by RMC Ranchi, builder will carry on the construction work

[Signature]
2-7-2020

Shubendu Gope
2-7-2020

Tanya Ghosh
2-7-2020

Amit Ghosh
2-7-2020

Sumit Gope
2-7-2020

For Vinayak Builder

[Signature]

1 - proprietor

[Signature]
2-7-2020

- from start to finish in a regular manner and the DEVELOPER will not leave the construction of the building in the middle.
12. It is further agreed and undertaken by the DEVELOPER that the LAND OWNERS shall have full right, title, ownership, interest over the built up area allotted to the LAND OWNERS as their share more specifically described in the LAND OWNERS shall be fully entitled to enjoy the above built up area and shall be fully entitled to transfer convey, grant, otherwise alienate or transfer his interest in any manner as deemed fit by the LAND OWNERS to any person, association or persons, firm, company, corporate body co-operative societies, govt. agencies etc. on such terms and conditions as may be decided by the LAND OWNERS.
 13. The name of the building complex shall be "KAUSHIK RESIDENCY"
 14. The LAND OWNERS or their nominee or nominees shall have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
 15. That the LAND OWNERS will provide all the original and certified land documents to the DEVELOPER pertaining to "A" schedule land.
 16. That after sanction of map, the DEVELOPER will start necessary processing, planning advances booking for the sale of proportionate share of "A" schedule land.
 17. That the LAND OWNERS will not raise any question or objection if any charges or amendment done by the DEVELOPERS in the said multi storied building without disturbing the LAND OWNERS share as permitted by RMC Ranchi.
 18. That the LAND OWNERS will pay the proportionate necessary charges, fees, levied by Corporation/Government from time to time along with other co-owners of the building as applicable in similar other properties.
 19. The LAND OWNERS shall make available all the original documents of schedule 'A' property according to need of builder.
 20. That the DEVELOPER will use standard materials in the multistoried buildings without any variation in the share of land owners and similarly standard materials shall be maintained throughout the construction.

ARTICLE-X LEGAL PROCEDURES:

:: 14 ::

For Vinayak Builder

Rajendra Kumar

Proprietor

Rajendra Kumar

2-7-2020

[Signature]
2-7-2020

Shyamsunder Gola
2-7-2020

Taruna Ghosh
2-7-2020

Amit Ghosh
2-7-2020

Smita Ghosh
2-7-2020

Sumit Gope
2-7-2020

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the LAND OWNERS to defend all actions and proceedings in respect of the title and/or possession of the land property.
2. That the LAND OWNERS shall not be responsible in any manner whatsoever, if in future, any legal complication arises regarding the process of development construction and sale of the said multistoried apartment which is to be constructed or any effect therein.
3. That this Development Agreement is hereby executed under Section 5 (1) of Jharkhand Apartment (Flat) ownership Act 2011 between landowner and developer. Both the parties hereby bind themselves to accept the terms and conditions of this development agreement.
4. That both the parties hereby agree that that as per sub section 2 of section 5 of Jharkhand Apartment (Flat) ownership Act 2011, after the completion of construction of the building project, the respective share owner i.e.; developer/ promoter and the land owners, shall be absolute owner of their respective shares and they will be entitled to sell and or transfer their shares separately by any means including gift, exchange, lease or Will. No separate power is required to be executed by Land owner in this context.
5. It is hereby expressly agreed by and between the parties hereto that it will be responsibility of the LAND OWNER and the DEVELOPER jointly to defend all actions and proceedings in respect of title of the aforesaid land property, if circumstances require for same.
6. The LAND OWNERS are giving Power Of Attorney by this agreement in favour of the said DEVELOPER, through which the said DEVELOPER is authorized to develop land according to feasibility, fix up purchaser and in general, carry all the necessary activities required for the purpose of construction and disposal of his allocation of Residential portions and parking space with full amenities to prospective purchasers.
7. The advantage and convenience of the associated parties, this General Power of Attorney cum Registered Development Agreement is being executed and the same be read along with spirit of this agreement.
8. The LAND OWNERS agree to produce/handover all relevant document regarding, title, possession, municipal taxes and other legal papers

:: 15 ::

For Vinayak Builder
Ragu Mohit

Ragu Mohit

[Signature]
2-7-2022

Shubendu Gope.
2-7-2022

Tariya Ghosh

Amit Ghosh

Shubendu Ghosh

Sumit Gope
9-7-2022

concerning the land properties referred above, in original, as and when required or demanded by Developer. The LAND OWNERS further assure and confirm to provide to the DEVELOPER any other document is required in connection with the said landed property within a reasonable time.

9. The Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of and concerning this transaction
10. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.
11. In case of GST or any other Govt. Tax and duties which is payable in relation to flat/flats of the said apartment on the FIRST SCHEDULE of the property, the same shall be paid in proportion to their respective shares in accordance with law. It is further agreed that the owner shall make payment of the G.S.T. etc. wherever applicable to the Government through the developer.

THE FIRST SCHEDULE-"A"

All that piece and parcel of the land under Khata No. 199, R.S. Plot No. 462/1656, measuring an area 10 Decimals and Khata No. 187, R.S. Plot No. 462, measuring an area 2.54 Decimals, Total Area 12.54 Decimals, Holding No. 0450000976000A4, within Ward No. 45 situated at Village- Hinoo, P.S. Doranda, Thana No. 225, District Ranchi, State Jharkhand having purchased right which bounded and butted as follows :-

- North : R.S. Plot No. 463 and 461
- South : 25 Feet Wide Municipal Road
- East : Part of Plot No. 462
- West : Part of Plot No. 462/1656

Total Plot Area	12.54 Decimal
Land Area under Development	12.54 Decimal

Valuation of Land for the purpose of Registration:

12.54 Decimal X Rs. 9,53,173 = Rs. 1,19,52,790/-

(Land Area X Commercial Value of Land)

(Rupees One Crore Nineteen Lakh Fifty Two Thousand Seven Hundred and Ninety Only)

For Developer
Rajiv Maht

Rajiv Maht
2-7-2020

[Signature]
2-7-2020

Shubendu Bose
2-7-2020

Tanuja Ghosh
2-7-2020

Amritendu
2-7-2020

Sumit Gope
2-7-2020

The Second Schedule above referred to Building :

The builder shall at its own cost construct, create and complete in all respect the said building complex and shall allocate to the Owner 50% of the area of Flats and Car Parking Space as per the drawing sanctioned by RMC Ranchi and the remaining 50% shall be Developer's Share.

The Third Schedule above referred to Common Facilities:

1. The foundation, columns, beams, supports corridors, lobbies, stairs, stairways, landing, entrance and exists, Terrace of the roof which shall be utilized by the DEVELOPER and the prospective PURCHASERS shall have right to access. Wherever it will necessary for the purpose of repair maintenance etc. of common amenities and the DEVELOPER shall have right to construct if any above the roof of the building in above proportionate share as 50% and that of Owner as 50%.
2. Pumps installations, pump room and for staff or workers if any.
3. Common passages, driveways, excepting car parking spaces if any.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electrical wiring, meters and fixtures [excluding those as are installed for any particulars flat.
6. Drainage, Sewerage and rain water pipelines.
7. Boundary including outer side walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and Generator Room.
9. Such other common parts, areas, equipment, installations, fixtures, fittings, covered and open space in or about the said building as necessary for passage to use and occupancy of flat or flats in common and as are easement or necessity or the building but excluding car parking space and areas.

THE FORTH SCHEDULE ABOVE REFERRED TO SPECIFICATION :

The specification of the LAND OWNER'S allocation will be as general.

THE FIFTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES:

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common area and facilities including whitewashing, painting and decorating the exterior

For Vinayak Builder
Raja Mohan

Raja Mohan
2-7-2020

[Signature]
2-7-2020

Shubendu Gope
2-7-2020

Taranga Ghosh
2-7-2020

Amrit Ghosh
2-7-2020

Sudesh Ghosh
2-7-2020

Sumit Gope
2-7-2020

portion of the said building the boundary walls, entrance staircase, landings gutters, rain water pipers, motor pumps, tube well, wiring and installation, sewers, drains and all other common parts, fixtures, fittings, and requirement is under or upon the building enjoyed or used in common by the owners, intending purchasers, co-purchasers or occupier hereto.

2. The cost of leaning, maintenance and lighting the maintenance, passage, landing, staircase and other parts of the building as enjoyed or used in the common by the occupiers of the said building.
3. The salaries or managers, clerks, bill collectors, chowkidar, plumbers, electrician, sweepers etc. if any.
4. The cost of working repairs, replacement and maintenance of pumps, tube well and other plumbing including all other services charges for services rendered in common to all occupiers i.e. lift maintenance, generator maintenance etc.
5. Municipal Taxes and other taxes and other outgoing etc.
6. All electrical payable in common for the common portions of the said building.
7. All other expenses including printing and stationary, also expenses incurred in respect of any dispute with Ranchi Municipal Corporation, RRDA or any other local authority, Government Insurance Company or any other persons in relation to or be deemed by the Builder or any adhoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep the said building.

THE SIXTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES:

1. The intending purchaser shall be entitled to all right, privileges, vertical and lateral supports, easement, appendages whatsoever belonging to the said building or therewith usually held, used occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the seventh schedule thereof.
2. The right way in common as aforesaid in, to and upon all the common passages, driveways entrances at all times for all purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and property and it is hereby declared that noting herein contained shall permit the purchaser or persons

:: 18 ::

For Vinayak Builder

Rajendra Mohan

Proprietor

Rajendra Mohan
2-7-2020

[Signature]
2-7-2020

Shubendu Gope
2-7-2020

Tarun Gosh
2-7-2020

Amogh
2-7-2020

Dumit Gope
2-7-2020

Sita Gosh
2-7-2020

deriving title under the purchaser and/or, his/her, their/its servants and employees invites and/or customer to obstruct in any way by vehicle, deposit or materials, rubbish and any other thing, free passage, driveways and entrance as aforesaid.

- The right of protection of the said flat by or from all other parts of building and property so as for they protect same.

THE SEVENTH SCHEDULE ABOVE REFERRED TO :

The under mentioned rights, easements and privileges to the said flats shall be expected and be reserved up to the other co-purchasers and/or occupiers of other part of the said building.

- The right of flow in common with the purchaser and any part (other than the said flats) to the other part of the said building through pipes, drains, wires, or conduits lying or being in under though or over the said flats and so for as may be reasonable for the beneficial use, occupation and enjoyment of other parts of the building.
- The right of protection of other parts of the said building or all parts of the said flats as the same and/or does normally protect.
- The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or to diminish any support enjoyment by other parts of the said building.

SPECIFICATION OF RESIDENTIAL BUILDING

Location	Floor	Door	Window	Fixtures & Fitting	Walls
Living	Vitrified Tiles/Marble	Flush Door with synthetic enamel paint	Aluminum window	Lights, fans, Intercom Points etc.	P.O.P.
Dining	Vitrified Tiles/Marble	Flush door with synthetic enamel paints	Aluminum window	Lights, Fans & Fridge, Points etc.	P.O.P
Master	Vitrified	Flush Door with	Aluminum	Lights, fans, A.C. Point	P.O.P.

For Vinayak Builder

(Signature)

Director

(Signature)

2-7-2020

(Signature)
 2-7-2020
(Signature)
 2-7-2020
 Shri Sundar, Gada.
 2-7-2020
 Shri Anand, Tanya
 2-7-2020
 Shri Ghosh
 2-7-2020
 Shri Gupta
 2-7-2020

Bedroom	Tiles/Marble	Synthetic enamel paints.	window	etc.	
Bed Room	Vitrified Tiles/Marble	Flush Door with Synthetic enamel paints	Aluminum window	Lights, Fans A.C. Point.	P.O.P.
Kitchen	Marble/Tiles	Flush Door with synthetic enamel paints	Aluminum window	Lights, Micro-oven water purifier and Exhaust Point Green Slab Counter with match ceramic tiles up to 2 feet height.	P.O.P.
Toilets	Marble/Tiles	Flush Door with Synthetic enamel paints	Aluminum window	Light, Geyser & Exhaust Point and while Sanitary fitting with match ceramic tiles up to 7 ft. height.	P.O.P.
Balconies	Vitrified Tiles/Marble	Flush Door with Synthetic enamel paints		Lights and washing machine points in any one Balcony	P.O.P.
Passage & Staircase	Marble Kota or Karapa			Railing Fitting and Light point	P.O.P.

:: 20 ::

For Vinayak Builder
 Raju Mehta
 Proprietor

Raju Mehta
 2-7-2021

[Signature]
 2-7-2021

Shiv Prasad Gada
 2-7-2021

Tarun Ghosh
 2-7-2021

Anand Ghosh
 2-7-2021

Sudha Ghosh
 2-7-2021

Sumit Grope
 2-7-2021

Exterior will be weather coat

LAND OWNER SHARE

SHARE OF SUMIT KUMAR GOPE

Flat No.	Floor
103	First
301	Third

SHARE OF SHILA GHOSH, AMIT GHOSH AND TANIYA GHOSH

Flat No.	Floor
201	Second
203	Second

SHARE OF SUBHENDU GOPE AND SUKHENDU GOPE

Flat No.	Floor
303	Third
401	Fourth

DEVELOPER SHARE (50%)

Flat No.	Floor
102	First
202	Second
101	First
302	Third
402	Fourth
403	Fourth

Sumit Gope
2/9/20

Sumit Gope
2-7-2020

Shu Vandy Gope
2-7-2020

Tanya Ghosh
2-7-2020

Amit Ghosh
2-7-2020

Shila Ghosh
2-7-2020

Sumit Gope
2-7-2020

For Vinayak Builder

Rajendra Kulkarni

Proprietor

Rajendra Kulkarni
2-7-2020

IN WITNESSES whereof the LAND OWNERS and the DEVELOPER have put their respective signature on this day of June, 2020 at Ranchi after fully understanding the contents.

WITNESSES:

1. [Signature]
AMIT KUMAR GRESH
S/O DILIP CHANDRA GRESH
ALKA PURI RAY ROAD
RANCHI JHARKHAND
834001

2.
Mukesh Kumar
S/o Kameshwar Singh
H/o Dharwa, P.O. Jajamohapur
District Ranchi

Signature of the LAND OWNERS :

1. [Signature]
Sumit Gope
2-7-2020
2. [Signature]
Shela Ghosh
2-7-2020
3. [Signature]
Amal Ghosh
2-7-2020
4. [Signature]
Tanuja Ghosh
2-7-2020
5. [Signature]
Shubendy Gope
2-7-2020
6. [Signature]
2-7-2020

Signature of the DEVELOPER

[Signature]
2-7-2020

For Vinayak Builder
[Signature]
Proprietor

Finger Impression of left Hand, Photograph & Signature of the
DEVELOPER/BUILDER



2-7-2022



Shubendu Gope
2-7-2022

Little	Ring	Middle	Index	Thumb

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence,

Drafted by: *[Signature]*
2-7-2022



Tanuja Ghosh
2-7-2022

Anubhuti
2-7-2022

Shilpa Ghosh
2-7-2022

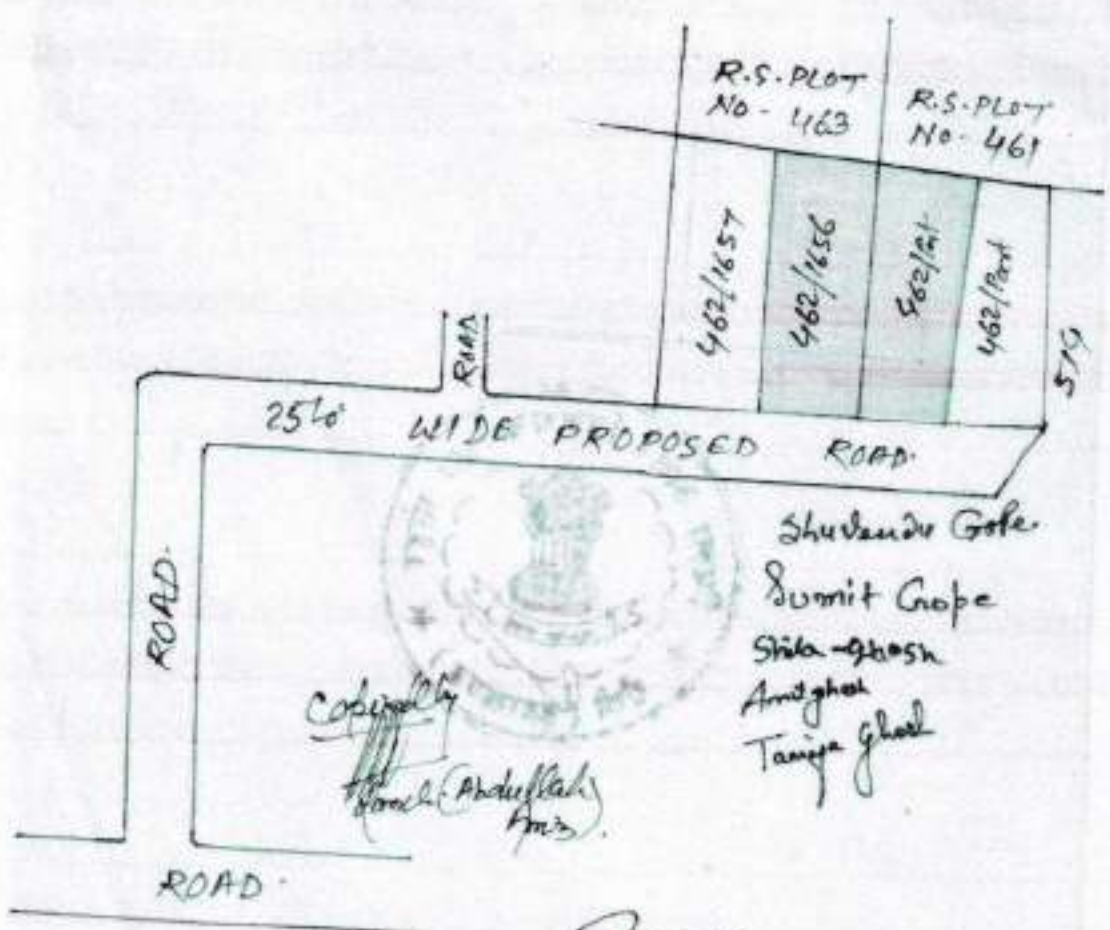
Sumit Gope
2-7-2022

For Vinayak Builder
Gopin Naha
Proprietor

N
Z
A
B
Y
S

VILLAGE:- HINU
THANA NO:- 225
THANA:-
DIST:- RANCHI
R.S. PLOT No- 462/Part - 462/1656
AREA SHOWN IN RED WASH.

[Signature]



[Signature]

For Vinayak Builder
[Signature]
Proprietor



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		देवत का नाम, अभिभावक का नाम, पितृता											
समिलात		सहायक सार, पंचसाल-मानु सार, जालि-तुमी, विधायी, आजीवन देव											
जिला का नाम	रौंघी	अंचल का नाम	अरगोडा	हलका का नाम	हलका-03	मीजा का नाम	हिनु	खाता का देवती प्रकार					
खेवट नम्बर	8	खाता नम्बर	199	धाना का नाम	रौंघी	धाना नम्बर	225						
अदा संख्या	खेसरा नम्बर	पॉट्टी अन्तर 3 पॉट्टी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुआबिक अन्तर/ सेत	समान	शर्त	खस				
(1)	(2)	(3)	किायी संख्या (4)	र	दिश	(8)	(9)	र	आ	र	(12)	(13)	
(19)	400/1/5/5	वसुदेव कमार धारी हला	दीनु दी	0	10	छपरबन्दी 1.40 एकड़ धार अन्त	अन्वीए सकुलीएत एलीस्टटी नम 24.5.52 ई समाप्ती 35 रुपया तकटीक रुटान्कर में में लिखनी पसद करीक मालीक हौ अ. 7 0 13.4 सेवहा आला धार पाई वी रौंघ जकूर अली हौ में 3.5 11.6.8 छ आला अउध पाई गाने हैं।	0	0	0	अभिलेखणी		
खाता में कुल प्लोट संख्या		1	खाता का कुल मिजान	0	10	खाता का कुल	0 0 0						

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्राची की जानकारी के लिए है।

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

7/2/2020 11:13:56 AM

ऑनलाइन जाँचा

For Vinayak Builder
Proprietor

7/2/2020



भारत सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार का नाम			रैयत का नाम, अभिभाषक का नाम, पिरता		
धर्मिता			इन्डिया टाय, वैतरान-मुन्दू टाय कठिनाता बरतबर, जमीन-दुरी, निवासी-जाबान टाय		
जिला का नाम	रैथी	अंचल का नाम	अतरगोडा	हलका का नाम	हल्का-03 मीजा का नाम हिन्दू
खेवट नम्बर	8	घाता नम्बर	187	घाता का नाम	रैथी
खाना नम्बर	वैतरान	खेवटी इन्क 3	खेवटी इन्क 4	किरम जमीन	मिजान
किसी नम्बर	वैतरान	खेवटी इन्क 3	खेवटी इन्क 4	किरम जमीन	मिजान
(1)	(2)	(3)	किरम जमीन	(5)	रै
(1)	(2)	(3)	किरम जमीन	(5)	रै
187	8	वैतरान	वैतरान	0	7
<p>हलका के तहकीकात मुताबिक लगान संस</p> <p>वैतरान मण्डलीय रजिस्ट्री 24-5-13 मण्डली 30-4-0 रूपका तहकीकात मुताबिक नो नो निरवली पलात वैतरान मण्डलीय रजिस्ट्री 24-5-13 मण्डली 30-4-0 रूपका तहकीकात मुताबिक नो नो निरवली पलात</p>					
<p>खाना का कुल प्लोट संख्या 1</p> <p>खाना का कुल मिजान 0 7</p> <p>खाना का कुल 0 0 0</p>					

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करे।

7/2/2020 11:11:13 AM

ऑनलाइन प्रतीति

S

For Winayak Builder

Proprietor



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 2, 2020

पत्ती II प्रति

आय वर्गमान	19	पट्ट संख्या	83										
डिस्ट का नाम	राँची	अनुसंधान नाम	सट्टा	अंश का नाम	अवधि	इकाई का नाम	इकाई-03	इस्टी का नाम	JHARKHAND				
सीड का नाम	रिज	इंजिन संख्या	139	सीडी संख्या		प्लॉट संख्या	225	प्लॉट का प्रकार	रिज				
SHUBENDU GOPE , SURHENDU GOPE , पितः LATA RAJRAJ GOPE , अति: ———													
प्लॉट संख्या	प्लॉट संख्या	एकक	परिचय के लिए तालिका						समान	संग			
189	189/189	0 हे 1.5 हे 0 हे	समस्याएं सुलझ संख्या 1003/2016 - 2017						10	0			
187	187	0 हे 1.54 हे 0 हे											
	कुल परिवहन	0 हे 4.04 हे 0 हे											
तारीख	पट्टिका पर संख्या	साल से	साल तक	समस्त संख्या	समस्त पट्टा संख्या	पैज संख्या संख्या	पैज संख्या संख्या	डिस्ट संख्या संख्या	डिस्ट संख्या संख्या	समाप्त संख्या संख्या	समाप्त संख्या संख्या	कुल संख्या संख्या	कुल संख्या संख्या
01-23-2017	1485171680	2016-2017	2016-2017	0	10	0	2.5	0	0	0	0	0	2
09-20-2018	1006436800	2017-2018	2016-2018	10	10	2.5	2.5	0	0	0	0	2	2
02-12-2020	1070171267	2019-2020	2019-2020	0	10	0	2.5	0	0	0	0	0	2

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details



एक एक क्वॉटर प्रतीक प्रति
एक प्लॉट केवल पत्ती की जानकारी के लिए है
पिछली की प्रकृत की अनुसंधानों के लिए सहायित जानकारी में आने के
प्लॉट का नाम प्लॉट के लिए प्लॉट संख्या प्लॉट संख्या

For Vinayak Builder
Proprietor



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 2, 2020

पंजी ॥ प्रति

भाग वर्तमान	21	पृष्ठ संख्या	76
जिला का नाम	रोपी	अनुमोदन नाम	सदा
सीमा का नाम	दिनु	हॉलिनर संख्या	199
		सीडी संख्या	
अपान का नाम	अरगोड	इसका का नाम	हल्का-03
		काला संख्या	225
		इस्टेट का नाम	JHARKHAND
		पाना का प्रकार	पेयजी
Sumit Kumar Gope, पिता-Late Eapan Gope, जति-अमर			
झारा संख्या	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
199	492/1658	0 ई 4.25 डि 0 ई	आसासलण भूखण्ड संख्या 1458/2018 - 2019
	कुल परिवर्तन	0 ई 4.25 डि 0 ई	अमान
			शेख
सदरिथ	पानि पत्र संख्या	काल से	काल तक
		लागत बनवाया	रुगत पानु
		रॉड सेस	रॉड सेस पानु
		विद्या सेस	विद्या सेस पानु
		स्वास्थ्य सेस	स्वास्थ्य सेस पानु
		कृषि सेस	कृषि सेस पानु
02-12-2020	0695090446	2018-2019	2019-2020
		34	34
		8.5	8.5
		17	17
		17	17
		6.8	6.8

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति

यह प्राप्त केवल प्राचीन नजदगी के लिए है

किसी भी प्रकार की मजुबुदी के लिए सम्बन्धित अधिकारि से संपर्क को

पत्र का उपयोग करने के लिए पत्रक संख्या विचार करें

For Vinayak Builder

Proprietor

कार्यालय अंचल अधिकारी, अरगोड़ा, राँची ।

पत्रांक 75 (ii)

दिनांक 15.2.2020

प्रेषक,

अंचल अधिकारी,
अरगोड़ा राँची।

वि.प्र. 211281

Office Manager, Municipal
Corporation, Ranchi
सेवा में

1788

18.2.2020

विषय:- प्लॉट न०- 462, खाता न०- 187, प्लॉट न०- 462/1656, खाता
न०- 199, मौजा- हिनु थाना न०-225 के संबंध में।

प्रसंग:- पत्रांक 303 दिनांक 07.02.2020

महाशय,

उपर्युक्त विषय एवं प्रसंग के संबंध में बिन्दुवार निम्नलिखित है।

1. मौजा हिनु के खाता स०- 199, प्लॉट स०- 462/1656, रकबा- 10 डी० भूमि सर्वे खतियान के अनुसार महावीर राय वी पानू राय कॉम करिया दर्ज है एवं खाता स०- 187, प्लॉट स०- 462, रकबा- 09 डी० गणेश राय व पंचम राय वल्द गुल्लू राय कॉम तुरिया दर्ज है।
2. खाता स०- 187 प्लॉट स०- 462 एवं खाता स०- 199, में प्लॉट स०- 462/1656 है।
3. राजस्व पंजी II के भाग स०- 19 पृष्ठ स०- 78, में खाता स०- 199, प्लॉट स०-462/1656, रकबा- 4.25 डी० भूमि दा० खा० वाद स०- 1005आर27/16-17 के द्वारा तपन गोप पिता- स्व० गोपाल चंद्र गोप एवं भाग स०- 19 पृष्ठ स०- 83 में खाता स०- 199, प्लॉट स०- 462/1156 रकबा- 1.5 डी० व खाता- न०- 187, प्लॉट स०- 462, रकबा- 2.54, डी० भूमि दा० खा० वाद स०- 1003आर27/16-17, के द्वारा शुबेन्दु गोप पिता- स्व० रसराज गोप एवं पंजी II के भाग 21, पृष्ठ स०- 76, में खाता न०- 199, प्लॉट स०- 462/1656, रकबा- 4.25 डी० भूमि दा० खा० वाद स०- 1458आर27/18-19 के द्वारा सुमित कु० गोप पिता स्व० स्वपन गोप के नाम दर्ज है। अध्यतन माल गुजारी रसीद की छाया प्रति प्रतिवेदन के साथ संलग्न है।

जॉच प्रतिवेदन श्रीमान को समर्पित।

विश्वासभाजन,

अंचल अधिकारी
अरगोड़ा राँची।

For Vinayak Builder
Rajendra
Proprietor

RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. CNT4511042018104237

Date : 11-04-2018

Department / Section : Revenue Section

Ward No : 45

Account Description : Holding Tax & Others

New Ward No. : 49

Holding No : 0450000976000A4

Received From Shri / Smt. **SUNITA GOPE W/O LATE RAS RAJ GOPE, SWAPAN GOPE S/O LATE GOPAL CHANDRA GOPE, TAPAN GOPE S/O LATE GOPAL CHANDRA GOPE**

Address : **TANGRA TOLI HINOO**

A Sum of Rs. 2243.00 (in words) **Two Thousand Two Hundred Fourty Three Rupees Only**

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

Dated Drawn on

..... Place Of The Bank.

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

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2018-2019 I - 2018-2019 IV	2360.92
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2018-2019 I - 2018-2019 IV	0.00
1105203	Health Cess	2018-2019 I - 2018-2019 IV	0.00
1710002	Interest on Holding Tax Receivable		0.00
		Total	2361.00
		Rebate on Current Demand	118.05
		Amount Received	2243.00

For Details Please Visit : www.ranchimunicipal.com

OR Call us at 18001212241 or 0651-7145511

For Vingyak Builder

Rajendra Kumar
Director

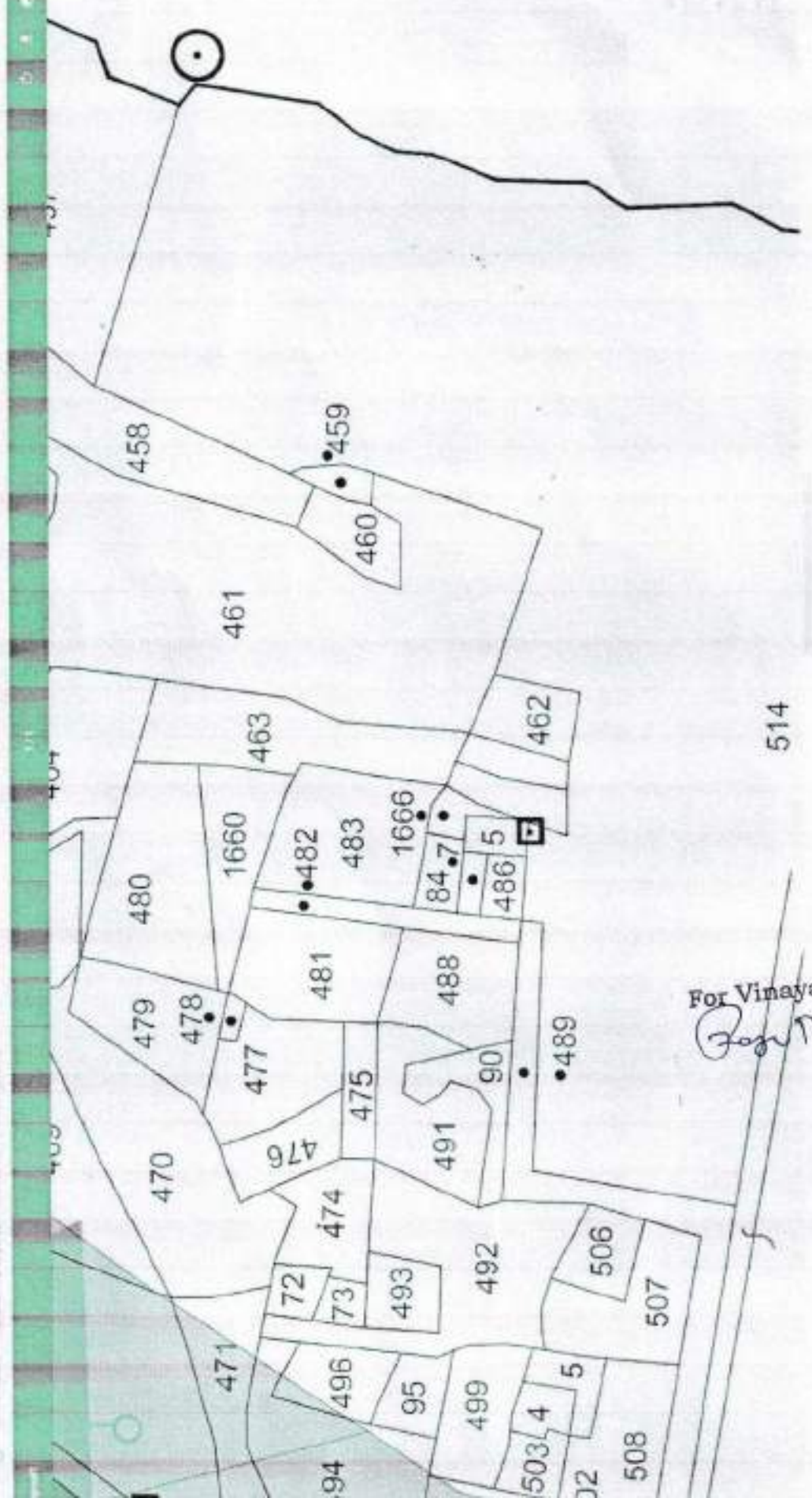
In Collaboration with

Sparrow Softech Pvt. Ltd.

H-117, Harmu Housing Colony,

Sahjanand Chowk, Harmu Road,

Ranchi - 834002



For Vinayak Builder
Rajendra
Proprietor

514

भारत सरकार
GOVERNMENT OF INDIA



शिला घोष
Shila Ghosh
जन्म तिथि / DOB: 08/06/1989
महिला / FEMALE

4201 7057 1797



आधार - आम जादमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पते: W/O तपन घोष, बरभ
न-121, गोपाय विला, कर्मा स्वीट्स
के पास, केदार कुंड, हिरा, रांची,
झारखण्ड, 834002

Address: W/O Tapan Ghosh, Malan
No-121, Gopal Villa, Karmā
Sweets, Kedar Kund, Hirā,
Ranchi, Jharkhand, 834002



1947 1800 252 1947

1947 1800 252 1947

1947 1800 252 1947

1947 1800 252 1947

भारत सरकार
GOVERNMENT OF INDIA



अरति घोष
Arati Ghosh
जन्म तिथि / DOB: 19/03/1988
पुरुष / MALE

Mobile No.: 7091611112

7667 6355 6697

VID: 9120 5063 3585 5344



मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पते: W/O तपन घोष, 502, गोपाय विला, कर्मा स्वीट्स, के-5
के पास, केदार कुंड, हिरा, रांची,
झारखण्ड - 834002

Address: S/O Tapan Ghosh, 502, Gopal Villa,
Karmā Sweets, Hirā, Ranchi,
Jharkhand - 834002



1947 1800 252 1947

1947 1800 252 1947

1947 1800 252 1947

1947 1800 252 1947

For Vinayak Builder
Rajendra N. D.
Proprietor



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



संभवतः रास राज गोपे
Shubhendu Gope
जन्म तिथि / DOB : 07/01/1969
पुंस्व / MALE
Mobile No. 9210131084
2024 3777 4671
VID : 91236583247D1162



पता:
S/O Late Ras Raj Gope, केदार कुंज, बेल साइट और
सी. पी. एम्. डी. अंजलि, रांची, जार्खण्ड,
भारत - 834003



Address
S/O Late Ras Raj Gope Back Side Of
CPWD Office Kedar Kunj Ranchi Hata
Ranchi Jharkhand - 834003
2024 3777 4671



मेरा आधार, मेरी पहचान

1947
1500 300 1947

info@uidai.gov.in

www.uidai.gov.in

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



For Vinayak Builder
Rajendra K.C.
Proprietor

भारत सरकार
GOVERNMENT OF INDIA



सुमित गोप
Sumit Gope
जनम २१ / Year of Birth: 1996
पुंस / Male



4394 1127 4540

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
INDUS IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O Swapan Gope, 692
Gopal Vika, Kamba Sweets,
Kudler Kunj, Himra, Dahanu,
जिल्हा: ठाणे, पिन: ४२१००२

Address:
S/O Swapan Gope, 692
Gopal Vika, Kamba Sweets,
Kudler Kunj, Himra, Dahanu,
Ranch, Tharshand 424002


१९२४ १९२४ १९२४


info@iaa.gov.in


www.iaa.gov.in


P.O. Box No. 192
New Delhi-110019

आयकर विभाग **भारत सरकार**

INCOME TAX DEPARTMENT **GOVT OF INDIA**

SUMIT GOPE
SWAPAN GOPE
24.03/1996
BQLPG9590H
Sumit Gope




१. माली को भेजने के लिए प्रमाणित किया गया है।

२. माली को भेजने के लिए प्रमाणित किया गया है।

३. माली को भेजने के लिए प्रमाणित किया गया है।

४. माली को भेजने के लिए प्रमाणित किया गया है।

५. माली को भेजने के लिए प्रमाणित किया गया है।

६. माली को भेजने के लिए प्रमाणित किया गया है।

७. माली को भेजने के लिए प्रमाणित किया गया है।

८. माली को भेजने के लिए प्रमाणित किया गया है।

९. माली को भेजने के लिए प्रमाणित किया गया है।

१०. माली को भेजने के लिए प्रमाणित किया गया है।

For Vinayak Builder
Vinayak
Proprietor

भारत सरकार
GOVERNMENT OF INDIA



सुखी गोप
Swami Gope
जन्म दि. : 15th of March, 1956
पुनः : Male



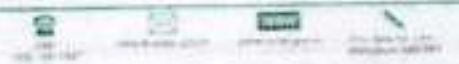
4394 1127 4540

आधार - आम आदमी का अधिकार

भारतीय चिकित्सा महामात्र प्रधिकरण
INDIAN MEDICAL COUNCIL AUTHORITY OF INDIA

पता
5/0, इन्दिरा गेट, ए.डी. रोड
पिन - 400 002, कोलकाता - 700 002
फ़ोन: 033-2555 5000, 5001
फ़ैक्स: 033-2555 5000

Address
5/0, Indira Gate, A.D. Road
Calcutta-700 002, Kolkata-700 002
Phone No. 033-2555 5000, 5001
Fax No. 033-2555 5000



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सुखी गोप
SWAMI GOPE
24.03.1956

BOLPO3590H

Swami Gope



भारतीय चिकित्सा महामात्र प्रधिकरण
INDIAN MEDICAL COUNCIL AUTHORITY OF INDIA

पता
5/0, इन्दिरा गेट, ए.डी. रोड
पिन - 400 002, कोलकाता - 700 002
फ़ोन: 033-2555 5000, 5001
फ़ैक्स: 033-2555 5000

Address
5/0, Indira Gate, A.D. Road
Calcutta-700 002, Kolkata-700 002
Phone No. 033-2555 5000, 5001
Fax No. 033-2555 5000

For Vinayak Builder
Rajendra Nath
Proprietor



भारत सरकार



सुकेंदु गोपे
Sukhendu Gope
जन्म तिथि / DOB: 27/01/1976
लिंग / GENDER: MALE



6930 2442 0378

मेरा आधार, मेरी पहचान



भारतीय विधिकरण प्राधिकरण
INDIAN LEGAL AUTHORITY OF INDIA

ONE SIGNATURE

पते: 520 नगर राजगोप, 455, केडा
कुन, सी.पी.एन.डी. के पी.डी. सिंग
पत्नी
बिहार - 834002

Address:
520 Naga Raj Gope, 455,
Kada Naga, Behind C.P.W.D.
H/O, Ranchi, Jharkhand -
834002



For Vinayak Builder
Raju R. L.
Proprietor

CH
2/17



Pre Registration Docket

Date :- 28-06-2020 12:43 pm

Office Name :- SRO - Ranchi
Token No:- 20200000047339

Appointment :- 02-Jul-2020 Time:- 10:18

Article	Development Agreement
Pre Registration Date	28-Jun-2020
No. Of Pages	54
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 3,05,597.

Property Id: 347366

Valuation No. : 457475 / 2020	:- 2020-2021	User Id : 3365	Date : 28-June-2020 12:51:PM
State : Jharkhand	District : Ranchi		Tahsil : Argora
Land Type : Urban	Corporation : Ranchi Municipal Corporation Hinoo		Village/City : Hinoo
Hinoo Ward No 45 - Other Road			
Volume Number - 21 19			
Page Number - 76 83			
Holding Number - 0450000976000A4			
Khata Number - 199 187			
Plot Number - 462/1656 462			
Valuation Rule : Commercial land			
Usage : Non Agriculture => Commercial Land => Commercial land			
Property Details			
1	Land area		12.54 Decimal
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.54 x 953173=11952789.42	₹1,19,52,789/-
A	Total		₹1,19,52,789/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,19,52,800/-
Total Amount in Words : One Crore Nineteen Lakhs Fifty Two Thousands Eight Hundred Rupees Only.			

For Vinayak Builder
Rajendra K. D.
Proprietor

Land measurement, Sub Part and House No.	Property Boundaries East: Part of Plot No. 462, West: Part of Plot No. 462/1656, South: 25 Feet Wide Municipal Road, North: R.S Plot No. 463 and 461
Area	Land area : 12.54 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	11952789.42
Transaction Amount	11952800

CLAIMANT	Mr. Vinayak Builder Through Proprietor Raju Mahto, Address - Lower Shukla Colony, Hinoo, Doranda, Ranchi, Jharkhand- Father/Husband Name Bishwanath Mahto PAN No.- Permission Case No.- Aadhaar No. *****4877
EXECUTANTS	Mr. Shubhendu Gope, Address - Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand- Father/Husband Name Late Rasraj Gope, PAN No.- Permission Case No.- Aadhaar No. *****4671
	Mrs. Shila Ghosh, Address - Near Kamla Sweet, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand- Father/Husband Name Late Golak Chandra Ghosh, PAN No.- Permission Case No.- Aadhaar No. *****1797
	Mr. Sukhendu Gope, Address - Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand- Father/Husband Name Late Rasraj Gope, PAN No.- Permission Case No.- Aadhaar No. *****0378
	Mr. Sumit Gope, Address - Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand- Father/Husband Name Late Swapan Gope, PAN No.- Permission Case No.- Aadhaar No. *****4540
	Miss. Taniya Ghosh, Address - Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand- Father/Husband Name Late Tapan Gope, PAN No.- Permission Case No.- Aadhaar No. *****7297
	Mr. Amit Ghosh, Address - Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand- Father/Husband Name Late Tapan Gope, PAN No.- Permission Case No.- Aadhaar No. *****6697

Witness Information	Mr. Amit Kumar Ghosh, Address - Alkapuri, Ratu Road, Hehal, Ranchi, Jharkhand- Father/Husband Name -Dilip Chandra Ghosh
---------------------	---

Identifier Details	Mr. Amit Kumar Ghosh, Address - Alkapuri, Ratu Road, Hehal, Ranchi, Jharkhand- Father/Husband Name -Dilip Chandra Ghosh
--------------------	---

Property Id:347366
Fee Rule:Development Agreement

For Vinayak Builder

Raju Mahto

Proprietor


1	Stamp Duty	4
---	------------	---


1	SP	1,620
Total		1,620

Property Id: 347366		
Fee Rule: Development Agreement		
1	M(b) Fee	150
2	I Tee	5,000
3	PR	2
4	LL	5
5	A1	2,98,820
Total		3,03,977

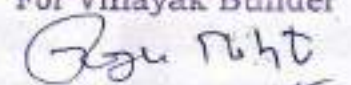
All the entries made, have been verified by me and are found same as the entries of the document presented.

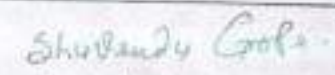
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant

For Vinayak Builder

Proprietor


Amal Ghosh
Shubandy Gope



Document Registration Summary 1

Date : 02-JUL-2020

- Government Market Value: ₹11952800/-
- Transaction Amount: ₹11952800/-
- Paid Stamp Duty: ₹100/-

Receipt : 329832

Receipt Date : 02-07-2020

Presenter Name : **SUMIT GOPE**

On Date: 02-07-2020 Presented at SRO - Ranchi

Signature of Presenter

Sumit Gope
SRO - Ranchi

PR	₹2
SP	₹1620
I fee	₹5000
M(b) Fee	₹150
LL	₹0
A1	₹298820
Stamp Duty	₹100

Total ₹305700

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	E-STAMP	VINAYAK BUILDER	Certificate Number : IN-JH200858388047925	100
PR	2	2	0	GRAS	VinayakBuilderThroughProprietorRajuMahla	GRN Number : 2001301669 DEPT Transaction Id : a6a7e6340e141c6f5deb Transaction Type	2
SP	1620	1620	0	GRAS	VinayakBuilderThroughProprietorRajuMahla	GRN Number : 2001301669 DEPT Transaction Id : a6a7e6340e141c6f5deb Transaction Type	1620

For Vinayak Builder

Raju Mahla
Proprietor

I fee	5000	5000	0	GRAS	VinayakBuilderThroughProprietorRajuMahto	GRN Number 2001301669 DEPT Transaction id : a8a7e6340e141c6f5deb Transaction Type	5000
M(b) Fee	150	150	0	GRAS	VinayakBuilderThroughProprietorRajuMahto	GRN Number 2001301669 DEPT Transaction id : a8a7e6340e141c6f5deb Transaction Type :	150
A1	298820	298820	0	GRAS	VinayakBuilderThroughProprietorRajuMahto	GRN Number 2001301669 DEPT Transaction id a8a7e6340e141c6f5deb Transaction Type :	298820
LL	5	5	-3	GRAS	VinayakBuilderThroughProprietorRajuMahto	GRN Number 2001301669 DEPT Transaction id a8a7e6340e141c6f5deb Transaction Type	0
Sub Total	305601	305700	-99				

Article : Development Agreement Number of Pages : 108

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

For Vinayak Builder
Raju Mahto
Proprietor





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000047339

Deed Type	Development Agreement
Number of Pages	108
Fee Details	Stamp Duty - Rs. 4, PR - Rs. 2, SP - Rs. 1620, I fee - Rs. 5000, M(b) Fee - Rs. 150, A1 - Rs. 298820, LL - Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.11952789/-, Transaction Amount :- Rs.11952800/-
Property Details	District :- Ranchi, Tehsil :- Argora, Village Name :- Hinoo Location :- Other Road, Hinoo Word No. 45 Property Boundaries - East: Part of Plot No. 462, West: Part of Plot No. 462/1656, South: 25 Feet Wide Municipal Road, North: R.S Plot No. 463 and 461 Volume Number - 21 19 Page Number - 76 83 Holding Number - 0450000976000A4 Khata Number - 199 187 Plot Number - 462/1656 462 Area Of Land :- 12.54 Decimal

Sh/Smt. Sumit Gope s/o/d/o/w/o Late Swapan Gope has presented the document for registration in this office

today dated :- 02-Jul-2020 Day :- Thursday Time :- 14:03:58 PM



Sumit Gope (Individual)

Party Name	Document Type	Document Number
Sumit Gope	PAN/UID	439411274540

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Status	Party Role

For Vinayak Builders

(Signature)
Proprietor



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000047339

Deed Type	Development Agreement
Number of Pages	108
Fee Details	Stamp Duty - Rs. 4, PR - Rs. 2, SP - Rs. 1620, I fee - Rs. 5000, M(b) Fee - Rs. 150, A1 :- Rs. 298820, LL :- Rs. 5,
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Sh./Smt. Sumit Gope s/o/d/o/w/o Late Swapn Gope has presented the document for registration in this office

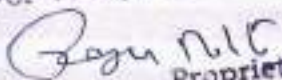
today dated - 02-Jul-2020 Day :- Thursday Time :- 14:03:58 PM





Sumit Gope(Individual)

Party Name	Document Type	Document Number
Sumit Gope	PAN/UID	439411274540

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

 Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Shila Ghosh Address1 - Near Kamla Sweet, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand. Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Shila Ghosh Address:- Makan No-121, Gopal vila, Near kamla sweets, Kedar Kunj, Hinoo, Ranchi, 834002, Jharkhand, India		EXECUTANTS Age:51			

2	Sukhendu Gope Address1 - Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand. Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Sukhendu Gope Address:- 495, Kedar Kunj, Behind C.P.W.D, Hinoo, Ranchi, 834002, Jharkhand, India		EXECUTANTS Age:44			
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For Vinayak Builder
Rajni N. L. G.
Proprietor

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
3	Taniya Ghosh Address1 - Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand. Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Taniya Ghosh Address:- House NO, 592, Gopal Villa, Near Kamla Sweets, Kedar Kunj, Hinoo, Ranchi, 834002, Jharkhand, India		EXECUTANTS Age:28			
4	Sumit Gope Address1 - Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand. Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Sumit Gope Address:- 592 Gopal Villa, Kamla Sweets, Kedar Kunj, Hinoo, Ranchi, 834002, Jharkhand, India		EXECUTANTS Age:24			
5	Shubendu Gope Address1 - Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand. Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Shubendu Gope Address:- Kedar Kunj, Back Side Of CPWD Office, Ranchi, Ranchi, 834003, Jharkhand, India		EXECUTANTS Age:51			For Vinayak Builder  Proprietor 

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	Amit Ghosh Address1 - Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Amit Ghosh Address:- ... 592, Gopal Villa, Kamla Sweets, Hinoo, Ranchi, 834002, Jharkhand, India		EXECUTANTS Age:32			
7	Vinayak Builder Through Proprietor Raju Mahto Address1 - Lower Shukla Colony, Hinoo, Doranda, Ranchi, Jharkhand, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Raju Mahto Address:- Flat No- 101, Vinayak Enclave, Near Elex, Lower Sukla Colony, Hinoo, Doranda, Ranchi, 834002, Jharkhand, India		CLAIMANT Age:52			


For Vinayak Builder
Raju Mahto
Proprietor


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Amit Kumar Ghosh S/o-D/o Dilip Chandra Ghosh Address1 - Alkapuri, Ratu Road, Hehal, Ranchi, Jharkhand. Address2 - ... Jharkhand PAN No.:			

Witness:

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

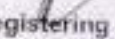
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Amit Kumar Ghosh Address1 - Alkapuri, Ratu Road, Hehal, Ranchi, Jharkhand, Address2 - ... Jharkhand			

Signature of Operator 


Seal and Signature of Registering Officer

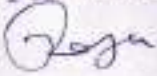
Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**Sukhendu Gope** , **Taniya Ghosh** , **Shila Ghosh** , **Shubhendu Gope** , **Amit Ghosh** , **Sumit Gope**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Amit Kumar Ghosh**) Son/Daughter/Wife of (**Dilip Chandra Ghosh**) resident of (**Alkapuri, Ratu Raod, Hehal, Ranchi, Jharkhand**) and by occupation (**Business**).

Signature of Registering Officer 

Date:- 02-Jul-2020

Seal and Signature of Registering Officer 

For Vinayak Builder

Proprietor



Token No.: 20200000047339

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **02-Jul-2020** by **Sumit Gope, S/O, D/O, W/O Late Swapan Gope** resident of Near Kamla Sweets, Kedar Kunj, Hinoo, Doranda, Ranchi, Jharkhand .,

This deed was registered as Document No.- **2020/RAN/3648/BK1/3357** in Book No :- **BK1**, Volume No :- 463 from Page No :- 1 to 108 at, office of **SRO - Ranchi**

Date:- **02-Jul-2020**

Registering Officer

For Vinayak Builder
Vinayak

Proprietor

