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झारखण्ड JHARKHAND

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2217

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बिंला देवी  
Kalyan - Anand

27-11-16

28-9-16



सुरेश कुमार

Rama Mohan  
20/9/16

346/27 2216

**REGISTERED DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 28 DAY OF 2016 AT RANCHI.

BETWEEN **मांमती देवी**

Smt Binla Devi, Wife of - Sri Ramkant Tiwari, By Profession- House Wife, By Cast- Brahmin, By Religion- Hindu, Nationality- India, Resident of - Lower Wardman Compound, Ranchi, P.O & P.S - Ranchi, District- Ranchi (Jharkhand), herein after referred to and called as the FIRST PARTY/OWNER of the FIRST PART.

सुरेश कुमार

20/9/16

Smt Rina Devi, Wife of - Sri Surendra Saha, By Profession- House Wife, By Caste- Halwai, By Religion- Hindu, Nationality-

Signature



Kanai Devi  
Ratanam Devi  
20/9/16

Sri Ram Construction

Signature  
Proprietor

4345 9/07/16

लिफ्ट 3014  
खुल 100/-

Yildes



विमला देवी

25.9.16



28.9.16

Smt. Banafay Devi

Sr. Panchant. Tiwari

Lower Vardaman Compound Ranchi

25.9.16

Sri Ram Construction  
Proprietor

श्रीमद्विधी

Smt Rina Devi

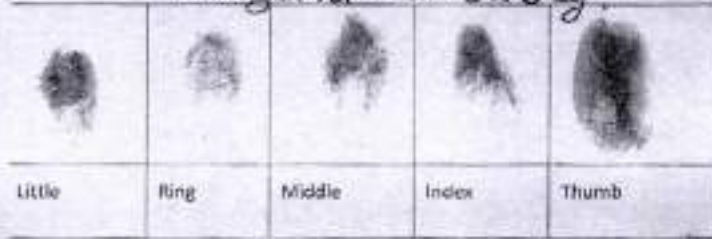


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Smt. Kalyani Choubey

Kalyani - Choubey

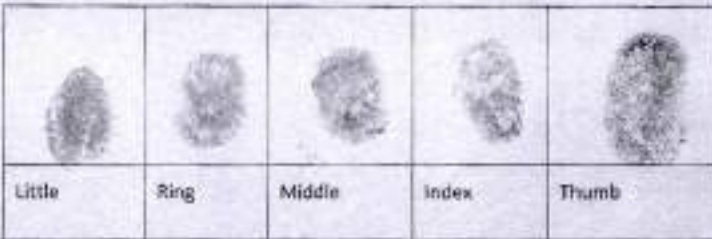


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Smt. Usha Tiwari

Usha Tiwari



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राजेश्वरी देवी

Smt. Rajeshwari Devi



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Signature  
25/9/16

Smt. Meera Devi

मीरा देवी



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Kamki Devi



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Smt. Poonam Devi

Poonam devi



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Sri Ram Construction

*[Signature]*  
Proprietor

*[Signature]*  
28/11/12

Smt. Chandrawati Devi

चंद्रवती देवी



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Smt. Chandrawati Devi

मास तीखि-६



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Smt. Reena Mishra

Reena Mishra



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Sri Ram Construction

Handwritten signature and date 28/9/16

India, Resident of - Karamtoli, Ranchi P.O. & P.S Lalpur, District- Ranchi (Jharkhand), herein after referred to and called as the SECOND PARTY /OWNER of the SECOND PART.

**Smt. Kalyani Choubey**, Wife of - Sri Subhash Chandra Choubey, By Profession House Wife, By Caste- Brahmin, By Religion- Hindu, Nationality- Indian, Resident of - Bhudhasan, P.O.- Bajitpur, P.S- Maharma, District- Godda (Jharkhand), herein after referred to and called as the THIRD PARTY/OWNER of the THIRD PART.

**Smt. Usha Tiwari**, Wife of - Sri Ravt Kant Tiwari, By Profession - House Wife, By Caste- Brahmin, By Religion- Hindu, Nationality- India Resident of- Quarter No -32/B, Lower Vardhman Compound, P.O & P.S Lalpur, District Ranchi (Jharkhand), herein after referred to and called as the FOURTH PARTY/OWNER of the FOURTH PART.

**Smt. Rajeshwari Devi**, Wife of- Sri Rameshwar Pathak, , By Profession - House Wife, By Caste- Brahmin, By Religion- Hindu, Nationality- India, Resident of Green Park, New Area Morabadi, P.O & P.S Bariatu, District- Ranchi (Jharkhand), herein after referred to and called as the FIFTH PARTY/ OWNER of the FIFTH PART.

**Smt. Meera Devi**, Wife of- Sri Ajit Kumar Pandey, . By Profession - House Wife, By Caste- Brahmin, By Religion - Hindu, Nationality- India, and Resident of - Quarter No.-18/360-K Professor Colony, Karntoli, P.O & P.S- Lalpur, District- Ranchi (Jharkhand), herein after referred to and called as the SIXTH PARTY/ OWNER of the SIXTH PART.

**Smt. Kanti Devi**, Wife of - Sri Shailendra Kumar, . By Profession - House Wife, By Caste- Awadhia Kurmi, By Religion- Hindu, Nationality- Indian, Resident of- Quarter No- T.S. 110 Type-II New A.G Colony, Doranda, P.O & P.S District- Ranchi (Jharkhand), herein after call the SEVENTH PARTY / OWNER of the SEVENTH PART.

**Smt. Poonam Devi**, Wife of - Sri Rajesh Kumar, . By Profession - House Wife, By Caste- Vaishya, By Religion- Hindu, Nationality- Indian, Resident of- Tarakunj, Vidyapati Nagar, Kanke Road, P.O Kanke, P.S Gonda, District- Ranchi (Jharkhand), herein after call the EIGHTH PARTY/ OWNER of the EIGHTH PART.

**Smt. Chandrawati Devi**, Wife of - Sri Ram Suresh Pathak, . By Profession - House Wife, By Caste- Brahmin, By Religion- Hindu, Nationality- Indian, Resident of - Lah Kothi Compound, Tagore Hill Road, Morabadi P.O Morhabadi, P.S Bariatu District- Ranchi (Jharkhand), herein after call the NINETH PARTY/ OWNER of the NINETH PART.

**Smt. Malti Sinha**, Wife of - Sri Arvind Kumar, . By Profession - House Wife, By Caste- Awadhia Kurmi, By Religion- Hindu, Nationality- Indian, Resident of- Mohalla Dhaneshwar Ghat, P.O & P.S Bihar Sharif, District- Nalanda (Bihar), herein after call the TENTH PARTY/ OWNER of the TENTH PART.

13-09-2018

श्रीमती कल्याण चौबे 28/9/16

श्रीमती कान्ति देवी 28/9/16

श्रीमती पुनम देवी 28/9/16

श्रीमती पुनम देवी 28/9/16

श्रीमती देवी 28/9/16 Sri Ram Construction

Proprietor

**Smt. Reena Mishra**, Wife of - Dr. Krishna Kant Mishra, , By Profession - House Wife, By Caste- Brahmin, By Religion- Hindu, Nationality- Indian , Resident of- Lah Kothi Compound, Tagore Hill Road, Morabadi P.O Morhabadi, P.S Bariatu District- Ranchi (Jharkhand), herein after call the ELEVENTH PARTY/ OWNER of the ELEVENTH PART.

That the terms FIRST PARTY/ OWNER, SECOND PARTY/ OWNER, THIRD PARTY/ OWNER, FOURTH PARTY/ OWNER, FIFTH PARTY/ OWNER, SIXTH PARTY/ OWNER, SEVENTH PARTY/ OWNER, EIGHTH PARTY/ OWNER, NINTH PARTY/OWNER, TENTH PARTY/OWNER, ELEVENTH PARTY/OWNER, unless repugnant to the context shall mean and include his/her respective heir(s), executor(s), representatives & assigns.

AND

**SRI RAM CONSTRUCTION**, Through its Proprietor, **SRI SANJAY KUMAR**, S/o- Sri B.N Rai, Aged about 46 Years, By Caste Bhumihaar, By Faith Hindu, By Occupation Business, Resident of- Sita Kunj, Laxman Block, Professor Colony Ahirtoli, Karamtoli, Ranchi.

Which has been purchased by the above said FIRST PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 4374/2007, dated 16-03-2007, entered in Book No.-1, Volume No.-176, Page Nos. 177 to 198 in the office of the Sub- Registrar at Ranchi, executed by Sri Jibu Roy and Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Hazar Khatoon, Wife of Mehboob Alam and Md. Nasim, Anjum Ara, Parween Bano & Ishrat Parween, all sons and daughters of Mahboob Alam, vide Deed No- 653/2005, dated 25-05-2005, and entry has been made vide Book No. - IV Volume No.- 9, Page Nos.- 359 to 368, in the office of the Sub Registrar at Ranchi.

Smt Bimla Devi , FIRST PARTY/OWNER of the FIRST PART own and posses a piece of land mentioned hereunder:

SCHEDULE-1

Khata No	Plot No	Area	Thana	Thana No	Village	District
340	2216 Sub Plot No 2216/4	2 Katha i.e. 3.30 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said FIRST PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 4377/2007, dated- 16-03-2007, entered in Book No.- 1 Volume No- 176, Page Nos. -177 to 198 in the office of the Sub-Registrar at Ranchi, executed by Sri Jibu Roy and Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Hazar Khatoon, Wife of Mehboob Alam and Md. Nasim, Anjum Ara, Parween Bano & Ishrat Parween, all sons and daughters of Mahboob Alam, vide Deed No-

13-06-14 N.W.H

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कनका देवी 6 Poonam devi  
Kanki Devi 28/9/16

Sri Ram Construction

*[Handwritten signature]*  
Proprietor

Kalyan - Choudhary  
28/9/16

*[Handwritten signature]*

Reena Mishra  
28/9/16

29/09/16  
Usha Mishra

653/2005, dated 25-05-2005, and entry has been made vide Book No. - IV Volume No.- 9, Page Nos.- 359 to 368, in the office of the Sub Registrar at Ranchi.

That Smt. Rina Devi, SECOND PARTY/OWNER of the SECOND PART own and posses a piece of land mentioned hereunder;

SCHEDULE-2

Khata No	Plot No	Area	Thana	Thana No	Village	District
340	2216 Sub Plot No 2216/5	1½ Katha i.e. 2.47 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said SECOND PARTY/OWNER by virtue of a registered deed of sale vide Sale Deed No. - 4371/2007, dated- 16-03-2007, entered in Book No.- 1 Volume No- 176, Page Nos.- 173 to 134 in the office of the Sub-Registrar at Ranchi, executed by Sri Jibu Roy and Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Hazar Khatoon, Wife of Mehboob Alam and Md. Nasim, Anjum Ara, Parween Bano & Ishrat Parween, all sons and daughters of Mahboob Alam, vide Deed No- 653/2005, dated 25-05-2005, and entry has been made vide Book No. - IV Volume No.- 9, Page Nos.- 359 to 368, in the office of the Sub Registrar at Ranchi.

Smt. Kalyani Choubey, THIRD PARTY/OWNER of the THIRD PART own and posses a piece of land mentioned hereunder;

SCHEDULE-3

Khata No	Plot No	Area	Thana	Thana No	Village	District
340	2216 Sub Plot No 2216/7	3 Katha i.e. 4.95 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said THIRD PARTY/OWNER by virtue of a registered deed of sale vide Sale Deed No. - 4643/2008, dated- 15-03-2008, entered in Book No.- 1 Volume No- 173, Page Nos.- 281 to 300 in the office of the Sub-Registrar at Ranchi, executed by Sri Jibu Roy and Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Hazar Khatoon, Wife of Mehboob Alam and Md. Nasim, Anjum Ara, Parween Bano & Ishrat Parween, all sons and daughters of Mahboob Alam, vide Deed No- 653/2005, dated 25-05-2005, and entry has been made vide Book No. - IV Volume No.- 9, Page Nos.- 359 to 368, in the office of the Sub Registrar at Ranchi.

Kalyani - Choubey.  
28/9/16

अभिषेक

राजेश कुमार 29/11/16  
विकास कुमार 28/9/16

अभिषेक  
28/9/16

Kanki Devi श्री देवी Poonam Devi  
28/9/16

Sri Ram Construction  
Proprietor

अभिषेक

That Smt. Usha Tiwari, FOURTH PARTY/ Owner of the FOURTH PART own and posses a piece of land mentioned hereunder;

SCHEDULE-4

Khata No	Plot No	Area	Thana	Thana No	Village	District
340	2216 Sub Plot No 2216/3	2 Katha 12 chhatak i.e. 4.54 Dis	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said FOURTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 18712/2007, dated- 5-12-2007, entered in Book No.- 1 Volume No- 717, Page Nos. - 247 to 264 in the office of the Sub-Registrar at Ranchi, executed by Sri Jibu Roy and Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Hazar Khatoon, Wife of Mehboob Alam and Md. Nasim, Anjum Ara, Parween Bano & Ishrat Parween, all sons and daughters of Mahboob Alam, vide Deed No-653/2005, dated 25-05-2005, and entry has been made vide Book No. - IV Volume No.- 9, Page Nos.- 359 to 368, in the office of the Sub Registrar at Ranchi.

That Smt. Rajeshwari Devi, FIFTH PARTY/ Owner of the FIFTH PART own and posses a piece of land mentioned hereunder;

SCHEDULE-5

Khata No	Plot No	Area	Thana	Thana No	Village	District
340	2216 Sub Plot No 2216/2	3.5 Katha i.e. 5.78 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said FIFTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 4372/2007, dated- 16-03-2007, entered in Book No.- 1 Volume No- 176, Page Nos. - 135 to 156 in the office of the Sub-Registrar at Ranchi, executed by Sri Jibu Roy and Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Hazar Khatoon, Wife of Mehboob Alam and Md. Nasim, Anjum Ara, Parween Bano & Ishrat Parween, all sons and daughters of Mahboob Alam, vide Deed No-653/2005, dated 25-05-2005, and entry has been made vide Book No. - IV Volume No.- 9, Page Nos.- 359 to 368, in the office of the Sub Registrar at Ranchi.

Kamti Devi

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मीरा देवी Poonam Devi  
28/9/16

Sri Ram Construction

Sri Ram Construction

Proprietor

Kalyan Choudhary  
28/9/16

*[Handwritten signature]*

Usha Tiwari  
28/9/16

*[Handwritten signature]*

That Smt. Meera Devi, SIXTH PARTY/ Owner of the SIXTH PART own and posses a piece of land under Ranchi Sahar Anchal, mentioned hereunder;

SCHEDULE-6

Khata No	Plot No	Area	Thana	Thana No	Village	District
340	2216 Sub Plot No 2216/1	3½ Katha i.e. 5.78 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said SIXTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 4373/2007, dated- 16-03-2007, entered in Book No.- 1 Volume No- 176, Page Nos. - 157 to 176 in the office of the Sub-Registrar at Ranchi, executed by Sri Jibu Roy and Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Hazar Khatoon, Wife of Mehboob Alam and Md. Nasim, Anjum Ara, Parween Bano & Ishrat Parween, all sons and daughters of Mahboob Alam, vide Deed No- 653/2005, dated 25-05-2005, and entry has been made vide Book No. - IV Volume No.- 9, Page Nos.- 359 to 368, in the office of the Sub Registrar at Ranchi.

That Smt. Kanti Devi, SEVENTH PARTY/ Owner of the SEVENTH PART own and posses a piece of land under Ranchi Sahar Anchal, mentioned hereunder;

SCHEDULE-7

Khata No	Plot No	Area	Thana	Thana No	Village	District
340	2216 Sub Plot No 2216/11	5½ Katha i.e. 9.09 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said SEVENTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 6319/2008, dated- 16-04-2008, entered in Book No.- 1 Volume No- 237, Page Nos. - 235 to 256 in the office of the Sub-Registrar at Ranchi, executed by Sri Jibu Roy and Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Hazar Khatoon, Wife of Mehboob Alam and Md. Nasim, Anjum Ara, Parween Bano & Ishrat Parween, all sons and daughters of Mehboob Alam, vide Deed No- 653/2005, dated 25-05-2005, and entry has been made vide Book No. - IV Volume No.- 9, Page Nos.- 359 to 368, in the office of the Sub Registrar at Ranchi.

13-03-2014  
Sri Ram Construction

Kanti Devi

कान्ति देवी

Sri Ram Construction

मीरा देवी Poornam dew

Proprietor

Kalyan - Choudhary  
28/9/16  
29-01-2014  
28/9/16  
Usha Tiwary  
Aruna Mishra

That Smt. Poonam Devi, EIGHTH PARTY/ Owner of the EIGHTH PART own and posses a piece of land under Ranchi Sahar Anchal, mentioned hereunder;

SCHEDULE- 8

Khata No	Plot No	Area	Thana	Thana No	Village	District
340	2216 Sub Plot No 2216/6	3.72 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said EIGHTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 24910/2010, dated- 20-11-2010, entered in Book No.- I Volume No- 1114, Page Nos. - 203 to 226 in the office of the Sub-Registrar at Ranchi, executed by Sri Jibu Roy and Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Hazar Khatoon, Wife of Mehboob Alam and Md. Nasim, Anjum Ara, Parween Bano & Ishrat Parween, all sons and daughters of Mehboob Alam, vide Deed No-653/2005, dated 25-05-2005, and entry has been made vide Book No. - IV Volume No.- 9, Page Nos. - 359 to 368, in the office of the Sub Registrar at Ranchi .

SCHEDULE- 8/1

Khata No	Plot No	Area	Thana	Thana No	Village	District
427	2217	1800 sqft	Gonda	191	Misirgonda	Ranchi
	Sub Plot No 2217/16 & 2217/17	respectively i.e. 4.13 Dis.				

Which has been purchased by the above said EIGHTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 12686/2009, dated- 25-07-2009, entered in Book No.- I Volume No- 470, Page Nos. - 365 to 384 in the office of the Sub-Registrar at Ranchi, executed by Sri Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Vijay Kumar Bhagat, Pradeep Kumar Bhagat & Ajay Kumar Bhagat, all sons of Late Ramawatar Mali, vide Deed No. Page Nos. -- 1962/2007, dated 07-12-2007, and entry has been made vide Book No.- IV , Volume No.-48Page Nos.- 361 to 374, in the office of the Sub Registrar at Ranchi , in the office of the Sub- Registrar at Ranchi.

SCHEDULE- 8/2

Khata No	Plot No	Area	Thana	Thana No	Village	District
427	2217 Sub Plot 2217/09	6.81 decimal	Gonda	191	Misirgonda	Ranchi

Kamti Devi

10 श्रीराम देवी Poonam Devi  
28/9/16 मन्थार देवी

Sri Ram Construction

*[Signature]*  
Proprietor

Kalyan Choudhary 28/9/16  
विजय कुमार 28/9/16  
21/09/16  
Ushwary Kano Mishra 28/9/16

13/09/16

*[Signature]*

Which has been purchased by the above said EIGHTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 26447/2011, dated- 12-12-2011, entered in Book No.- 1 Volume No- 1151, Page Nos. - 463 to 484 in the office of the Sub-Registrar at Ranchi, executed by Sri Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Vijay Kumar Bhagat, Pradeep Kumar Bhagat & Ajay Kumar Bhagat, all sons of Late Ramawatar Mali, vide Deed No. Page Nos. - 1962/2007, dated 07-12-2007, and entry has been made vide Book No.- IV , Volume No.-48 Page Nos.- 361 to 374, in the office of the Sub Registrar at Ranchi , in the office of the Sub- Registrar at Ranchi.

SCHEDULE- 8/3

Khata No	Plot No	Area	Thana	Thana No	Village	District
427	2217 Sub Plot 2217/15	4 katha 3 chatak 3015 sq.ft i.e. 6.92 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said EIGHTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 3434/2009, dated- 09-03-2009, entered in Book No.- 1 Volume No- 125, Page Nos. - 509 to 526 in the office of the Sub-Registrar at Ranchi, executed by Sri Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Vijay Kumar Bhagat, Pradeep Kumar Bhagat & Ajay Kumar Bhagat, all sons of Late Ramawatar Mali, vide Deed No. Page Nos. -- 1962/2007, dated 07-12-2007, and entry has been made vide Book No.- IV , Volume No.-48 Page Nos.- 361 to 374, in the office of the Sub Registrar at Ranchi , in the office of the Sub- Registrar at Ranchi.

That Smt. Chandrawati Devi, NINTH PARTY/ Owner of the NINTH PART own and posses a piece of land under Ranchi Sahar Anchal, mentioned hereunder;

SCHEDULE- 9

Khata No	Plot No	Area	Thana	Thana No	Village	District
427	2217 Sub Plot No 2217/12 & 2217/13	6 Katha i.e. 9.91 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said NINTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 4846/2009,

Kamati Devi

11 श्रीराम देवी Poonam devi

28/9/16 प्रत्यक्ष देवी

Sri Ram Construction

*[Signature]*  
Proprietor

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श्रीराम देवी

*[Handwritten notes on right margin]*  
Kalyani - Choubey 28/9/16  
श्रीराम देवी 28/9/16  
Kamati Devi 28/9/16  
Ushantary

dated- 31-03-2009, entered in Book No.- 1 Volume No- 178, Page Nos. - 209 to 226 in the office of the Sub-Registrar at Ranchi, executed by Sri Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Vijay Kumar Bhagat, Pradeep Kumar Bhagat & Ajay Kumar Bhagat, all sons of Late Ramawatar Mali, vide Deed No. Page Nos. -- 1962/2007, dated 07-12-2007, and entry has been made vide Book No.- IV , Volume No.-48 Page Nos.- 361 to 374, in the office of the Sub Registrar at Ranchi , in the office of the Sub- Registrar at Ranchi,

That Smt. Malti Sinha, the TENTH PARTY/ Owner of the TENTH PART own and posses a piece of land under Ranchi Sahar Anchal, mentioned hereunder;

SCHEDULE- 10

Khata No	Plot No	Area	Thana	Thana No	Village	District
427	2217 Sub Plot No 2217/10/B	2880 sqft i.e. 6.61 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said TENTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 3433/2009, dated- 09-03-2009, entered in Book No.- 1 Volume No- 125, Page Nos. - 491 to 508 in the office of the Sub-Registrar at Ranchi, executed by Sri Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Vijay Kumar Bhagat, Pradeep Kumar Bhagat & Ajay Kumar Bhagat, all sons of Late Ramawatar Mali, vide Deed No. Page Nos. -- 1962/2007, dated 07-12-2007, and entry has been made vide Book No.- IV , Volume No.-48 Page Nos.- 361 to 374, in the office of the Sub Registrar at Ranchi , in the office of the Sub- Registrar at Ranchi.

Smt. Reena Mishra Devi, ELEVENTH PARTY/ Owner of the ELEVENTH PART own and posses a piece of land under Ranchi Sahar Anchal, mentioned hereunder;

SCHEDULE- 11

Khata No	Plot No	Area	Thana	Thana No	Village	District
427	2217 Sub Plot No 2217/14	2520 sqft. i.e. 5.78 Dis.	Gonda	191	Misirgonda	Ranchi

Which has been purchased by the above said ELEVENTH PARTY/ OWNER by virtue of a registered deed of sale vide Sale Deed No. - 17152/2008, dated- 03-10-2008, entered in Book No.- 1 Volume No- 642, Page Nos. - 365 to 381 in the office of the Sub-Registrar at Ranchi, executed by Sri Rajesh Kumar, nominated and registered Power of Attorney Holders of the VENDORS Vijay

Kanti Devi

12 मीरा देवी Poonam Devi  
28/9/16 मीरा देवी

Sri Ram Construction

Kalyani - Choudhary.  
28/9/16

रविशंकर देव  
28/9/16

राजेश देव 29/9/16  
Uma Devi Reena Mishra 28/9/16

मालती सिन्हा  
28/9/16

*[Handwritten signature]*

Kumar Bhagat, Pradeep Kumar Bhagat & Ajay Kumar Bhagat, all sons of Late Ramawatar Mali, Vide Deed No -1962/2007, dated 07-12-2007, and entry has been made vide Book No.- IV, Volume No. -48 Page Nos. -361 to 374, in the office of the Sub- Registrar at Ranchi.

WHEREAS all the PARTIES/OWNERS named hereinbefore have got their names mutated in the office of concerned Anchal Adhikari and are paying rent to the State of Jharkhand and further state that they are the absolute owner(s) and are in peaceful possession over the lands mentioned herein before and are also paying rent to the State of Jharkhand separately.

And as such the above named land owners are in possession and having all right to execute this registered deed of Development agreement in favour of the second party above named.

WHEREAS as the owners covenant that the aforesaid property is in his exclusive possession with absolute right, title and interest and the land aforesaid is free from all sorts of encumbrances, debts, liens, charges and attachments and is in marketable condition and have in himself good right and absolute authority to transfer the whole and part of the schedule "A" property in all legal manner. And Whereas the owner are interested in erecting a multistoried Residential building complex to be developed and constructed on the area aforesaid of the schedule 'A' property and also shown in red wash map attached hereto and to acquire 30%(thirty percent) of the super built-up area including common area in the same as consideration in exchange for the full and final value of the land.

- a. That "The said Property" has neither been acquired, requisitioned or restored nor any notice for acquisition, requisition or restoration of the same under any status of past or present have received by the OWNERS from Competent Government authority for acquisition, requisition or restoration of the same.
- b. That apart from the OWNERS, none else is entitled to or has any share, right, title or interest over and in respect of "The said Property" or joint family or in any other manner whatsoever.

AND WHEREAS the PARTIES/OWNERS is/are desirous of developing the said property by constructing multi-storied RESIDENTIAL BUILDING thereon and as such have JOINTLY approached the DEVELOPER for the same and the DEVELOPER believing upon the versions and disclosure of the land OWNERS about the same being true and correct agreed to develop the said property as per the plan sanctioned by Ranchi Regional Development Authority (herein after referred to as RRDA) Ranchi Municipal Corporation, Ranchi and other concerned authorities, if any, to construct a new Multistoried residential on the terms and conditions in the manner herein after appearing.

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Usha Ranjan Keena Mishra 28/9/16

NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS.

1. Definitions-Unless there is anything repugnant to the subject or context, the following terms will have meaning assigned to them;

- a) "BUILDING" SHALL MEAN New Multi-storied Residential, consisting of ground floor for car parking and upper floors for residential flats/dwelling units to be constructed on the said property "SHREE DHAM" according to plan sanctioned and permitted under the Rules of R.R.D.A/ Ranchi Municipal Corporation/ Building Bye-laws and also as per permission granted of clearance given by other competent authorities like Fire Brigade, Jharkhand State Electricity Board, P.H.E.E etc., and shall be known and referred to as " SHREE DHAM".
- b) "COMMON FACILITIES & AMENITIES" shall mean and include Corridors, Hallways, Stairways, Drive Ways, Landings, Machine Room, Stair Case, Passages, Lift Shafts, Lifts, Pumps Room, Tube Wells, Underground Water Reservoir, Overhead Water Tank, Water Pumps, Motor Generator and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provision and maintenance of the building.
- c) "SUPER BUILT UP AREA" shall mean super built up area " as per land use permissible under Building laws, and shall include walls, pillars, area within the walls and portion of the area occupied by lift landing, stair case, deep boring, water tank, septic tank, entrance, corridors, lobbies, generator room, security guard's room, area meant for Fire Fighting arrangement, Administrative Office, and other common areas in the New buildings.
- d) "SAID UNITS" shall mean and include the individual residential flats/dwelling units, with or without car parking to be constructed on the said property.
- e) "SALABLE SPACE" shall mean the space in the New Buildings "SHREE DHAM" available for independent use and occupation, other than the "OWNER'S ALLOCATIONS", after making due provision for common facilities and amenities required in the New Building space the DEVELOPER is entitled to sell to prospective purchase(s) subject to the terms as mentioned herein below.
- f) "OWNERS ALLOCATION" shall mean 30% of the Super Built up area in the New Buildings to be allocated to the OWNER as part of OWNERS portion in accordance with the terms and condition of these presents to the extent and in the manner as fully and particularly described in SCHEDULE "A" below including the proportionate share to the said extent in the Common Facilities & Amenities as defined in Clause 1(e) above. The number of flats/ dwelling units and car parking space to be allocated to the OWNERS will be decided on furnishing of the plan in advance which will be the part of the agreement, however, the same shall be subject to revision as per sanction of the building plan by the R.R.D.A / Ranchi Municipal Corporation/ any other competent Authority empowered by the State Government / Central Government for the time being in force.

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- g) "DEVELOPERS ALLOCATION" shall mean the remaining 70% of the Super-Built-up area in the New Building as fully and particularly described in the SCHEDULE "B" hereunder written, excluding the portion known as the "OWNERS Allocation" but including proportionate share in the common facilities and amenities in the said building.
- h) "THE ENGINEER/ ARCHITECT" shall mean the consulting Engineer(S) who has been appointed by DEVELOPER for designing and planning of the New Buildings or any other person(s), firm or company who may be appointed hereafter for the similar purpose.
- i) "THE BUILDING PLAN" shall mean such plan to be prepared by the Architect/ Engineer appointed by the DEVELOPER for the construction of the New Building submitted duly signed by the OWNERS or their ATTORNEY and submitted to and sanctioned by the R.R.D.A/ Ranchi Municipal Corporation, Ranchi /or any other competent authority empowered for the same, including any variations therein which may subsequently be made by the DEVELOPER and Architect(s)
- j) "R.R.D.A" shall mean Ranchi Regional Development Authority, which is competent to approve and sanction the plan for the proposed New Multi-Storied Building "SHREE DHAM" to be built on the said property"
- k) MUNICIPAL CORPORATION shall mean and include Ranchi Municipal Corporation, Ranchi, which is also a competent authority to approve and sanction the plan for the proposed New Multi-Storied Building "SHREE DHAM" to be built on "the said Property"
- l) OTHER AUTHORITY / COMPETENT AUTHORITY shall mean and include executive authority including revenue, and also include the agencies specially empowered by the State Government or the Central Government for the time being in force for adequate reasons for dealing with matters arises out of land dispute and also with respect to Ordinance passed by the State/ Central Government in respect to development of land for commercial as well as residential purpose.

2. SCHEME FOR DEVELOPMENT :-

- i. That the OWNERS agree and undertake to hand over vacant possession of the aforesaid landed property unto the DEVELOPER in absolutely plain condition and clear of all debris, rubbish, stone rocks as per Architectural requirement with columns foundation cutting. The columns foundation cutting will be done only the rock area of the land.
- A. In furtherance of the intention of this agreement the OWNER does hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things :-
  - a. The Developer shall be and are entitled, empowered, authorized to demolish any structure standing on the said landed property at their cost and expenses and by their own efforts.
  - b. To have the plan of proposed multi-storied building for Commercial use to be constructed on the landed property in the maximum available area and up to maximum permissible floors prepared/amended in accordance

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with the rules, Resolutions and Bye-Laws of the Ranchi Regional Development Authority concerned authorities and to submit the said plans for its sanction to Ranchi Municipal corporation, Ranchi and / or concerned authority. The plan so submitted for sanction shall be approved and signed by the OWNERS/ BUILDERS.

- c. The Developer will construct such maximum area and such maximum floors as can be constructed on the said landed property in a commercially viable manner, permissible under the Building Rules and Regulations and bye-laws of Ranchi Regional Development Authority and in conformity with the plan (s) sanctioned by the Ranchi Municipal corporation, Ranchi and/or Competent Authority.
- d. To adhere with the strictly follow all the rules, regulations and by-laws as applicable and framed by statutory Authority Ranchi Municipal corporation, Ranchi Government etc. for construction of multistoried building.
- e. To appoint architects, surveyors, engineers and other person or persons at the developer's own expenses cost and responsibility to carry out the object of construction of multi-storied building.
- f. To make application to the concerned authorities for obtaining electrical connections and permit or permits or quota or quotas for cement, steel and/or other controlled building materials.
- g. To prepare the plan in accordance with and in conformity with the rules, Bye-laws and norms of Ranchi Municipal Corporation, Ranchi, which will also include water facility, electrical facility, deep boring, Lift, fire-fighting etc.
- h. The Developer will be entitled to modify the approved plan, as it deems fit and proper provided OWNER'S prior consent as been obtained and such modifications are permissible and / or within the provision of building by-laws or as per approved scheme laid down by Ranchi Municipal corporation, Ranchi
- i. To assign the rights as well as liabilities under this agreement to any other person/persons including a legal entity.
- j. To enter into an agreement to sale with regard to Developers share (excepting the share of land lord) and to receive consideration for the Prospective Purchaser and to acknowledge a receipt of the same.
- k. And to do all other acts, deeds and things which will be required for due execution of construction of multistoried building and sale of the buildup area of the building of Builder's share.
- l. To sale with regard to Developers share (excepting the share of land lord) and to receive consideration for the Prospective Purchaser and to acknowledge a receipt of the same and to file and Execute the Registered Deed of Sale of Flat and / or other super Built - up area in favour of prospective purchaser
- m. To mortgage the Developers share (excepting the share of land lord) and to get loan for any purpose of his own decision and to construct the building or to others.

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- ii. That the OWNERS further agree that the existing structure(s) inclusive of two staff rooms/quarters as well as the bore well with submersible pump and electric connection for Jharkhand State Electricity Board standing on the demised land shall be deemed to be the part and parcel of the land being the subject matter of the agreement and as such shall stand transferred to the DEVELOPER & shall not be called in question at any point of time.
- iii. The DEVELOPER shall get the building plan prepared from a qualified architect and get the same sanctioned R.R.D.A Ranchi/ Ranchi Municipal Corporation any other competent Authority for the construction of the New Multi Storied Buildings thereon. The DEVELOPER may submit such building plan in its own name or in the name of the OWNERS to which the OWNER shall have no objection and wherever required the OWNERS shall, sign the plans, applications and also swear affidavits at the cost of the DEVELOPER.
- iv. The DEVELOPER will be entitled to modify the approved plan, as it deems fit and proper and such modifications are permissible and/ or within the provision of building bye-laws or as per approved scheme laid down by R.R.D.A Ranchi/ Ranchi Municipal Corporation/ any other competent Authority
- v. The DEVELOPER shall bear all costs and expenses whatsoever including the Architect's fee costs for obtaining necessary sanction/ permission and / or clearance of the building plan, including any modified plan together with all other expenses for the demolition and construction of the New Multi Storied buildings thereon with the right to get refund thereof, if any. The OWNERS shall have no responsibility for bearing such expenses whatsoever.
- vi. The OWNERS will render to the DEVELOPER all reasonable assistance in obtaining all sanctions, permissions, approvals as and when required by the DEVELOPER from R.R.D.A Ranchi/ Ranchi Municipal Corporation / any other competent Authority, if any. And the OWNERS hereby agrees assure and undertake to sign and execute such plans, application and other papers and deeds, documents as may be required by the DEVELOPER from time to time at the costs and expenses of the DEVELOPER.
- vii. Until the completion of the New Building, the DEVELOPER shall possession of the said property and during the period of construction all related expenses incurred for maintaining peaceful possession thereof, shall be borne by the DEVELOPER.
- viii. The DEVELOPER shall be authorized by the OWNERS to apply for and obtain quotas, entitlements and other allocations of such buildings materials as may be necessary and also to apply for and obtain temporary and/ or permanent connections of Water Supply, Electricity, and / or other facilities required for the New Building from the Authorities concerned.
- ix. The OWNERS shall give to the DEVELOPER or its nominee on IRREVOCABLE POWER OF ATTORNEY duly registered with powers

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to execute and register deed or deeds of Sale which power may be used by the DEVELOPER or its nominee as the attorney of the OWNERS with respect to the area known as the DEVELOPER Allocation only.

3. OWNER'S CONVENANT:-

- a. That, The OWNERS seized and possessed of or otherwise well and sufficiently entitled to as the absolute OWNERS in respect of the said property, morefully described in SCHEDULE of property mentioned herein before and the same are free from all encumbrances and the OWNERS has acquired a good, clear and marketable title over the same.
- b. That the OWNERS declare that the land is free from any attachment order of any Court of law and is not the subject matter of any claims, demands, suits, decrees, injunctions, orders, lie pendens.
- c. Notices, petitions or adjudication orders affecting the said property or any part thereof in any manner.
- d. That the said property has neither been acquired, requisitioned or otherwise encumbered nor any notice for acquisition, requisition or restoration of the same under any statutes of past or present have been received by the OWNER from any Competent Government Authority for acquisition/ requisition or restoration of the same.
- e. That apart from the OWNERS, none else is entitled to or has any share, right, title or interest, over and in respect of the said property or any part thereof either individually or as a partner or partnership or co-partner in any joint family or in any other manner whatsoever.
- f. The OWNERS hereby agree and covenant with the DEVELOPER not to cause any interference or hindrance in the matter or contraction of the New Building by the DEVELOPER nor to do any act or deed or thing whereby the DEVELOPER may be prevented from booking, selling, assigning and/ or disposing of any of the DEVELOPER allocated portion in the New Buildings "SHREE DHAM"
- g. The OWNERS declare that he/ she has not agreed, committed to or contracted or entered into agreement for sale, development agreement, lease or any mode of transfer effectly either directly or indirectly for the development of the said property or any part thereof with any person(s), firm, institution, organization other than the DEVELOPER and that he has not created any lien, charge, mortgage or encumbrance on the said property and that he would keep "the said property" free from all encumbrances during the subsistence of these presents.
- h. The OWNERS further declares that he/ she has not done any act, deed, thing or matter whereby or by reason whereof the development and construction for the said property and/ or building may be effected or prevented in any manner whatsoever.
- i. That in case of any dispute in relation to the possession or ownership, the OWNERS will be liable to be prosecuted by the DEVELOPER in the Courts of Law for cheating and committing fraud and also for realization of the amount invested in course of construction development of the property mentioned under the SCHEDULE along with 18 % interest as

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well the miscellaneous expenses occurred to meeting out other purposeful requirements.

- j. That the OWNERS covenant with the DEVELOPER that the delay in the progress or completion of the project due to any court order, litigation, forcible occupation or disturbance by third party claimants, the OWNERS shall exclude such period of stoppage of work from the time fixed for completion of project and shall also indemnify the DEVELOPER from any loss or damaged suffered if any on the said accounts.

4. DEVELOPER COVENANTS:-

- a. That, The DEVELOPER shall carry out the Development of "The Said Property" and construction of the New Building thereon in accordance with the plan approved/ sanctioned by R.R.D.A. Ranchi / Ranchi Municipal Corporation / any other competent authority and also in accordance with the relevant Municipal Laws and Rules, Regulation, by-laws, if any, and directions time to time issued by local authorities.
- b. The DEVELOPER shall arrange from its own sources, finance and /or funds, time to time required for the development of the said property or for constructions of the said new multi storied building thereon. The OWNERS shall not be responsible for any of the matters hereinabove.
- c. The DEVELOPER shall indemnify the OWNERS against all action, demands, suits, proceedings and claims arising out of accidents and mishaps occurring and happening at the site of the said property or that may arises out of the DEVELOPER's negligence with regard to the Development of the said property.
- d. That the period of completion of the building / apartment will be 4 (four ) years from the date of sanction of map/ permission by R.R.D.A/ Ranchi, Municipal Corporation / other authorities / Vacant or clear possession of the land with further extra period of six months which may be found necessary by the DEVELOPER.
- e. On completion of the "New Buildings" SHREE DHAM" the DEVELOPER shall first give notice to the OWNERS in writing to take possession of the portion in the buildings known as "OWNERS ALLOCATION" and from the date of taking possession of their allocated portion in the building the ONWERS shall be liable to pay all rates, taxes, service charges and other outgoing in respect of common facilities in the buildings, proportionate to the area known as " THE OWNERS ALLOCATION" provided that any additional costs, or expenses by way of paid by the OWNERS in proportion to their respective shares.
- f. The DEVELOPER hereby agrees and covenants with the OWNERS not to violate or contravene any of the provisions or rules applicable for construction of the New Buildings "SHREE DHAM"

5. POWER OF ATTORNEY:-

That besides the registered POWER OF ATTORNEY agreed to be given by the OWNERS to the DEVELOPER or its nominee in terms of Clause 2 (i) above for execution of proper conveyance(s) with respect to the portion known as DEVELOPER's Allocation, OWNERS shall also give

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to the DEVELOPER or its nominee, immediately after execution of such agreement, a duly registered irrevocable Power of attorney in favor of the nominee(s) of the DEVELOPER investing with specific power required for development of 'the said property' beginning from preparation, submission and sanction of the building plans up to the completion of the project including the powers to arrange for prospective purchaser(s) enter into agreement with them, receive advance and other consideration money. The OWNERS shall also, by the General Power of Attorney, empower the DEVELOPER to sue for or defend any legal action, civil or criminal, arising out of or related to the said property and for that purpose engage lawyer/advocate, sign Vakalatnama, Plaints, written statements, petitions and rejoinders and do all that may be necessary for protection of the OWNER'S Interest in the said property, and for successful completion of the said project " SHREE DHAM".

PROVIDED further that before registration of any deed or deeds of conveyance with respect to the transfer of any portion of the building known as the DEVELOPER'S ALLOCATION, the possession of area known as the OWNER'S ALLOCATION must be handed over to the OWNERS or their duly authorized nominee or nominees in completely finished condition after obtaining prior approval, of such deed or deeds of conveyance from the OWNERS. It is also agreed that till the OWNERS are delivered or handed over their portion I the new building known as OWNERS ALLOCATION, the amount realized or received by the DEVELOPER from prospective purchasers of flat / unit etc. or any agreement between the DEVELOPER and the Purchaser(s) shall not affect the OWNERS or the area known as OWNERS ALLOCATION.

6. DEVELOPER'S RIGHTS:-

- a) The DEVELOPER shall be entitled to advertise in its own name about the development of the said property and proposed sale of flats/dwelling units, with or without car parking space in the building to be constructed and to put up Advertisement Board on "The Said Property".
- b) The DEVELOPER shall be entitled to obtain the Service of and enter into any agreement with any Building Contractor, Architect, Engineer, Plumber, etc. and to appoint agents at its own cost, risk and expenses.
- c) The DEVELOPER shall further be entitled to book and allot flats/ dwelling units etc. with or without car parking space or rights in the new buildings with proportionate share in the property to prospective purchaser in so far as they relate to DEVELOPER'S Allocation and to enter into agreements and receive booking money, advance amount, installments and other payables from prospective purchasers and grant receipt thereto without in any way creating any liability upon the OWNER.
- d) However, the DEVELOPER may, immediately after the building plan has been Sanctioned by authorities, concerned, start booking of units from out of the Portion known as the DEVELOPER'S Allocation.

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7. MUTUAL RIGHTS:-

- a) On completion of the New building " SHREE DHAM" the OWNERS shall be entitled to the built up area in the new buildings, known as "OWNER'S ALLOCATION" and described in the SCHEDULE "A" below.
- b) Likewise on completion of construction of the new buildings the DEVELOPER shall be entitled to the Saleable space as particularly mentioned in the SCHEDULE "B" and known as "DEVELOPER'S Allocation" PROVIDED ALWAYS that the DEVELOPER shall be at liberty to enter into such agreement for sale of the flats/ dwelling units/ Car parking space from out of DEVELOPER'S Allocation as it may deem fit and proper at any time after execution of this agreement.
- c) The common are of the New building " SHREE DHAM" shall be controlled by the DEVELOPER and/or their transferees or Association of flat/dwelling unit or cooperative society formed by the occupants of the new building for management of the building and welfare of its occupants.
- d) That the agreement or agreements entered into by the DEVELOPER with prospective purchasers shall in no way bind the OWNER in any manner whatsoever but it will further be obligatory upon the DEVELOPER in every such agreement to include the following clauses:
  - a. Non- Fulfillment of any of the obligations on its part will only entitle the said prospective purchasers to compensation from the DEVELOPER but no any claim from the OWNERS.
  - b. The prospective purchasers shall be bound by the condition that during their ownership or possession over the aforesaid flats as also their successors-in interest shall be bound to proportionately share all charges and expenses arising or accruing in connection with all the common amenities in the said building such as House Tax, Water Tax, Latrine Tax, Electricity charges for the stair case, compound, other common portion in addition to being liable for such charges in respect of their own flats allotted to them
  - c. The flats and every part thereof excluding the portion of commercial units shall always be used for residential purpose exclusively without causing any nuisance or annoyance or inconvenience to occupiers of other flats/ dwelling units/ owner.
- e) The OWNER and the DEVELOPER have entered into this agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership or a joint venture or association between them.
- f) It is also agreed by and between the parties hereto that the roof over the Top floor shall be used for installation of overhead water tank, disc antenna, etc. And also from time to time visit by the technicians, plumbers, lift-man and engineers etc, (appointed by the DEVELOPER and/or the Flat OWNER'S Association, Cooperative society or a body formed by the occupants of the building), for the purpose of repairs and inspection of the Lift/Lift room, over head water reservoir etc.

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- g) For the maintenance of the building, and for looking after the common facilities in the building, the DEVELOPER shall form as it deems best, a cooperative society/association of persons / body corporate, of all the persons owing tenements, in the said building. The OWNER and their nominees shall become members of such society formed by the DEVELOPER and the OWNER, their nominees, respective agents, servants, licensees, tenants etc. shall be bound to abide by bound to contribute towards the cost of formation of such society and such other expenses as may be fixed by the society in the interest of the holders of the flats.
- h) The common areas shall jointly be owned and used by all the owners of all the portions of the said building with equal entitlement to all common area and facilities intended for utilization by the occupants of the said building "SHREE DHAM" on identical terms and conditions applicable to on and all.

8. RATE & TAXES:-

From the date of taking over possession of the demised land until completion of the project the DEVELOPER shall be liable to pay all taxes and dues, if any, on the said property & thereafter the OWNER, DEVELOPER PURCHASE(S) of Flat/Dwelling units in the new buildings, shall pay/bear the same in proportion to the area hereby them.

9. SERVICE & CHARGES:-

- a. From the date of their taking possession of their allocated area in the new building the OWNERS/prospective purchaser(s) will be responsible to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the new building "SHREE DHAM".
- b. Additional operation and maintenance/service charges may also be charged for such other services as may be provided over and above those mentioned in clause 9(a) above.

10. FORCE MAJEURE:-

That it is agreed that in the even of any air raids, strike, lockout and/or any notice from R.R.D.A , Municipal Corporation or any other statutory body or any prohibitory order of court restraining the construction of the new building on "the said Property" or restraining construction in general and /or changes in any building by-laws. Municipal rules or policy relating to sanctioning plans, and /or any act beyond the control of the parties hereof, the date of completion of the building will be further extended as may require and mutually agreed upon by the parties.

11. TITLE DEEDS:-

A true photocopy of the registered Title Deed, Khatian, Receipts, with other relevant papers in respect of the demised property shall be given by OWNERS separately to the DEVELOPER as and when required until the new building is completed and the possession thereof is made over as provided to the OWNERS of the portion, known as OWNER'S ALLOCATION and then it shall handed over to the Association of the flat

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owners or the Co-operative Society formed for the management of the New Building.

**12. ARBITRATION:-**

It is hereby agreed by the parties that all disputes and differences arising out of and in relation to these presents or in relation to the Development/ Construction of new building and matters connected herewith shall be referred to Arbitration under the Arbitration & Conciliation Act, 1996 and the decision of the Arbitrator(s) appointed for the said purposes shall be final and binding on both the parties, save and except any dispute which arises in contravention to the contentions Paragraph-3(f),(g),(h) to this deed  
**SCHEDULE OF PROPERTY**

All the piece and parcel of land under

Khata No	Plot No	Area	Thana	Thana No	Village	District
427	2216 & 2217	79.79 Dismil	Gonda	191	Misirgonda	Ranchi

morefully mentioned under schedule -1 to 11 of this DEED OF DEVELOPMENT

**VALUE OF LAND (FOR THE PURPOSE OF REGISTRATION)**

LAND AREA 79.79 DECIMALS @ RS. 444300/- PER DECIMAL TOTAL VALUE OF PROPERTY WORTH RS. 3,54,55,000/-

**SCHEDULE 'A'**

**(OWNER'S ALLOCATION)**

30% of the super built up area residential in the new building "SHREE DHAM" to be Constructed as per the building plan sanctioned by competent Authorities

**SCHEDULE 'B'**

**(DEVELOPER'S ALLOCATION)**

After setting aside the "OWNER ALLOCATION" as detailed in SCHEDULE 'A' above the rest 70% of the Super built-up are in the New Building "SHREE DHAM" will be retained by the DEVELOPER with lift facility and proportionate share in land and common facilities and Amenities as defined above as its share for its own use and/or for sale.

Other than the area known as "OWNER ALLOCATION" the rest left out portion including proportionate area in the common space, which the DEVELOPER shall be entitled to sell, transfer lease and/ or otherwise deal with the remaining saleable space in the New Building, as it deems fit and proper and it shall be entitled to enter into agreement(s) and other commitments with any party or parties in regard to disposal thereof.

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23

माता देवी

Poonam Devi

Sri Ram Construction

Proprietor

Kalyani - Chauhan  
28/9/16

कमिनी देवी  
पूनाम देवी  
28/9/16

1303/2016

However, the DEVELOPER may immediately after the building plan has been sanctioned by the concerned Authority shall, start booking of units from out of the portion known as the DEVELOPER'S Allocation.

**SCHEDULE 'C'**

**1 (LOCATION, SPECIAL FEATURES, AMENITIES AND SPECIFICATION OF THE BUILDING)**

**A. LOCATION:-**

The site is situated at Mauza Misirgonda Basti, New area Morabadi Maidan, P.S Gonda, Ranchi and surrounded by highly developed residential and commercial area with all amenities in close proximity.

**B. SPECIAL FEATURES & AMENITIES:-**

1. Ground floor having parking area.
2. Three Standard six passengers Lift
3. Lighting in the entire campus.
4. Acoustic Enclosure Diesel Generator Set of adequate capacity for backup power supply for common area lighting/backup power for two lifts and power supply to each unit up to 500 watts.
5. Open area along with the inner periphery of boundary wall be paved/concrete to be used as jogging Track also
6. Water supply through Bore Wells with provision of water Filtration Plant.
7. TV/ Cable and Telephone wiring.
8. Fire- Fighting System
9. Provision of T.V Camera line in each unit.

**C. SPECIFICATIONS:-**

**1. STRUCTURE**

R.C.C frame structure with isolated column footings, seismic resistant. Grade of concrete will be M-20 with use of SRMB/TMT BARS or Equivalent.

**2. BRICK WORK:-**

10"/5" of 8"/4" thick Brick work or R.C.C wall

**3. PLASTER:-**

All ceilings will be plastered with CM 1:4 and internal external wall with CM 1:6 External wall will be plaster with use of plaster master.

**D. DOOR FRAME AND DOORS:-**

All door frames will be of R.C.C with Flush Doors, the main will, Aldrop, Handles, Tower Bolts, Magic Eye and Safety Chains other Doors will have Aldrop, Handle, Tower Bolts.

**E. WINDOWS:**

Will be Aluminum Sliding 2 Track Window fitted with Glass.

**F. FLOORING:-**

- a. Flooring at G+0 will be with Floor Tiles,
- b. The Stair and Stair Lobby will have Kotastone flooring.

Kanti Devi

24 श्री देवी Poonam Devi

28/9/16 - कान्ति देवी

Sri Ram Construction

Proprietor

13-9-16 (B) P.W.L.R

कान्ति देवी Kalyani Choubey 28/9/16  
श्री देवी Poonam Devi 28/9/16  
कान्ति देवी Kanti Devi 28/9/16  
Usharajyoti Resera Mishra

Signature

Signature  
Proprietor

- c. All floors e Skirting. In 1
- d. Kitchen Platf The platform kitchen will l
- e. Toilet will be done up to

G. FINISHING:-

All internal w walls & eleva Exterior Pain

H. FITTINGS AND FIXTURES

- a. Provision for in Kitchen.
- b. Each toilet wi Basin, Taps, Geyser, All colour,

I. PLUMBING:-

- a. All water sup
- b. Sewerage disp
- c. All sewer line

J. ELECTRICAL:-

- d. Main Electrica
- e. All wiring wil switches.
- f. All distributor
- g. One Bedroom provision of W
- h. Adequate num will be provide
- i. Drawing and chandeliers in 1

2.

The averments SPECIAL FEATURES BUILDING) are subject between the DEVELOP, of providing additional which the prospective pa That the parties have DEVELOPMENT AGR the same and have put th IN WITNESS WI have set-out their respect

Kamaj Devi

13-07-18  
Sri Ram Construction

Sri Ram Construction

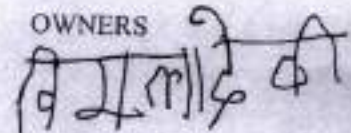
Proprietor

on this the 28 day of 09 2016 at  
RANCHI

WITNESSES:-

1. Pankaj Choudhary  
S/o R.B. Choudhary  
L.N. Mishra Colony
2. Vikram Singh  
S/o  
Kake Raan  
Ranchi

OWNERS

  
Kalyani - Choudhary -  
Reena Mishra  
29 नवंबर  
Usha Mishra  
राजेश्वरी देवी  
मीरा देवी  
Poonam Devi  
~~कल्याणी देवी~~  
Kankii Devi  
आमती सिंह  
28/9/16



DEVELOPER

SRI RAM CONSTRUCTION

28/9/16



विश्वजीत  
Kalyan Choudhary  
Ramesh Mishra  
28/9/16

	Little	Ring	Middle	Index	Thumb

Usha Tiwary  
राजेश कुमार 29-11-16  
28/9/16

Drafted BY - P.D. Dalal Singh



मायती सिन्हा  
मीरा देवी

Poonam Devi  
मायती देवी  
Kamti Devi  
28/9/16

Sri Ram Construction

Proprietor

Sch XIV- F No. 180v

रसीद मालगुजारी  
नाम बरकत / नाम मीजा मय  
घरना नुं धारा नम्बर

V

फरद सलसी / फरद रेपती Page No. : 269  
नाम रेफत मय वसिदयत जमाबन्दी Vol. No. : 9  
शे संकुनात नम्बर : Receipt No. : 1470503982

ईशत | मिसीरानेदा | 191 | श्रीमती विमला देवी

खत संख्या	खसरा संख्या	रकबा (एकड़ में)
340	2216	2 कठ 0 छरक 0 कांफिट

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
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जोत का सलाना नाम वय तफसील (बकाया वी इत) मीजाद साल का

मंग बावत	सालाना	बकाया				हाल (2018-2017)
		तीन वर्षों में जमा (2007-2008) - (2012-2013)	१ रा वर्ष (2013-2014)	२ रा वर्ष (2014-2015)	१ ला वर्ष (2015-2016)	
मात (नकदी)	2.00	12.00	2.00	2.00	2.00	2.00
गुजारी (भावती)	0.50	3.00	0.50	0.50	0.50	0.50
सस	1.00	6.00	1.00	1.00	1.00	1.00
सुद	1.00	6.00	1.00	1.00	1.00	1.00
मुताफरकत	0.40	2.40	0.40	0.40	0.40	0.40
मैजान	4.90	29.40	4.90	4.90	4.90	4.90

तफसील अदापकारी

अदापकारी बाबा	सालाना	बकाया				मौजलहा हाल (2018-2017)	फरजिल
		तीन वर्षों में जमा (2007-2008) - (2012-2013)	१ रा वर्ष (2013-2014)	२ रा वर्ष (2014-2015)	१ ला वर्ष (2015-2016)		
मात (नकदी)	2.00	12.00	2.00	2.00	2.00	2.00	
गुजारी (भावती)	0.50	3.00	0.50	0.50	0.50	0.50	
सस	1.00	6.00	1.00	1.00	1.00	1.00	
सुद	1.00	6.00	1.00	1.00	1.00	1.00	
मुताफरकत	0.40	2.40	0.40	0.40	0.40	0.40	
मैजान अदापकारी	4.90	29.40	4.90	4.90	4.90	4.90	

(१) मौजलहा कुल (खसरी में) : Forty Nine Rupees

(२) नाम देहिनात

(३) कुल रकबा - 49.00

तारीख अमाल तहसील कुनिदा : 06-08-2016

खस महरात का बकाया मालगुजारी पर (सिमाय उस बकाये पर जिन पर कि सर्टीफिकेट जारी हो) सुद नहीं लिया जाता है।

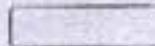


यह एक कम्प्यूटर जनित प्रति है।

यह प्रथम केवल प्रती की जानकारी के लिए है।

इसका उपयोग किसी भी माध्यम में शासक के साथ में नहीं किया जा सकता है।

किसी भी प्रकार की असुविध के लिए सम्बन्धित अधिकारिकारी से संपर्क करें।



Sch XIV- F No. 180v  
 स्क्रीन प्रतिलिपि  
 नाम चुकित / नाम मीठा मय  
 धना की धना नम्बर



फरद मलकी / फरद रेपरी Page No. 28  
 नाम रेपरी मय हरिदयल जगदवदी Vol. No. 10  
 बी सजुनता नम्बर Receipt No. 1470504132

हिसा   फिसरिगोन्दा   191   शीमती रीन टापी		
खात संख्या	खेसरा संख्या	रकबा (एकड़ में)
340	2216	1.5 कटा 0 छटाक 0 बगोफाई

असली नकदी	असली भवती	तुफसीत हिसाब लगान भवती
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जोत का सरलना मय मय तकसील (बकाया बी ताल) मौजूदा खात का।

भाग बाबत	संख्या	बकाया				हाल (2015-2017)
		तीन वर्ष से ज्यादा (2007-2008) - (2012-2013)	1 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)	
माल (नकदी)	2.00	12.00	2.00	2.00	2.00	2.00
गुजारी (भवती)	0.50	3.00	0.50	0.50	0.50	0.50
संस	1.00	6.00	1.00	1.00	1.00	1.00
सुद	1.00	6.00	1.00	1.00	1.00	1.00
मूतफरकत	0.40	2.40	0.40	0.40	0.40	0.40
मीजान	4.90	29.40	4.90	4.90	4.90	4.90

तुफसीत अदायकारी

अदायकारी बाबत	संख्या	बकाया				मीसालका हात (2015-2017)	फरदिल
		तीन वर्ष से ज्यादा (2007-2008) - (2012-2013)	3 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)		
माल (नकदी)	12.00	2.00	2.00	2.00	2.00	2.00	
गुजारी (भवती)	3.00	0.50	0.50	0.50	0.50	0.50	
संस	6.00	1.00	1.00	1.00	1.00	1.00	
सुद	6.00	1.00	1.00	1.00	1.00	1.00	
मूतफरकत	2.40	0.40	0.40	0.40	0.40	0.40	
मीजान अदायकारी	29.40	4.90	4.90	4.90	4.90	4.90	

(1) मीजान कुल (तुफसीत में) : Forty Nine Rupees

(2) नाम देहिन्दा -

(3) कुल बागायत - 49.00

तारीख अमला तहसील कुनिन्दा - 06-08-2016

खना महाल का बकाया माहजुगारी का (बिबाय ऐसे बकाया पर क्रिड पर कि मॉर्टिगिज जारी हो) सुद नहीं लिया जात है।



यह एक कंप्यूटर जनित प्रति है।  
 यह प्राम केवल प्रती 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 अलगायिकारी से संपर्क करें।

Sri Ram Construction

Proprietor

Sch XIV- F.No. 180v  
 रसीद मासगुजारी  
 नाम गुजरील । नाम मीजा मय  
 धाना वी धाना नम्बर



फरद मलकी / फरद रेयती Page No. : 124  
 मय रेयत मय वलिदपत कमाबन्दी Vol. No. : 10  
 वी सकुनत नम्बर Receipt No. : 1470504281

इहाल । मिसोरगाना । 191 । श्रैयती कल्याणी शोधे		
खाता संख्या	सेसरा संख्या	रकबा (एकड़ में)
340	2216	3 कटा 0 छटाक 0 वर्गफीट

अरजी नकदी	अरजी भावती	लफ-सील हिस्सब लगान भावती
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जति का खलना मोग मय लफ-सील (बकबा वी हाल) मोजुदा सल बा।

मोग भावत	संख्या	बकबा				हाल (2016-2017)
		तीन वर्ष से ज्यादा (2008-2009) - (2012-2013)	3 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)	
मास (नकदी)	2.00	10.00	2.00	2.00	2.00	2.00
गुजारी (भावती)	0.50	2.50	0.50	0.50	0.50	0.50
सुद	1.00	5.00	1.00	1.00	1.00	1.00
मूलकरकाल	1.00	5.00	1.00	1.00	1.00	1.00
मीजान	0.40	2.00	0.40	0.40	0.40	0.40
	<b>4.90</b>	<b>24.50</b>	<b>4.90</b>	<b>4.90</b>	<b>4.90</b>	<b>4.90</b>

लफ-सील अदापकारी

अदापकारी भावत	संख्या	बकबा				मीजानबा हाल (2016-2017)	फाविल
		तीन वर्ष से ज्यादा (2008-2009) - (2012-2013)	3 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)		
मास (नकदी)		10.00	2.00	2.00	2.00	2.00	
गुजारी (भावती)		2.50	0.50	0.50	0.50	0.50	
सुद		5.00	1.00	1.00	1.00	1.00	
मूलकरकाल		5.00	1.00	1.00	1.00	1.00	
मीजान अदापकारी		2.00	0.40	0.40	0.40	0.40	
		<b>24.50</b>	<b>4.90</b>	<b>4.90</b>	<b>4.90</b>	<b>4.90</b>	

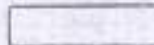
- (1) मीजान कुल (लफ-सील में) : Forty Four Rupees and Ten Paise  
 (2) नाम देहिना -  
 (3) कुल बकबा: 44.10

तारीख अमल तहसील कुनिना - 06-08-2016

सास महाल का बकबा मासगुजारी पर (सिवाय ऐसे बकबा पर बिना पर कि इतिफिकर जारी हो) शुद नहीं लिख जाता है।



यह एक कंप्यूटर जनित प्रति है।  
 यह प्रमा केलत प्रती की जानकारी के लिए है।  
 इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।  
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारिकारी से संपर्क करें।



Sri Ram Construction

*[Signature]*  
 Proprietor

340	2216	रकबा (एकड़ में) 2 कठ्ठा 12 छटाक 0 वर्गफीट
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अराजी नकदी	अराजी भावली	तफसील हिस्सा लगान भावली
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जोत का साक्ष्य मांग मय तफसील (बाह्याज वा हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकिया				हाल (2016-2017)
		तीन वर्ष से ज्यादा (2007-2008) - (2012-2013)	3 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 ला वर्ष (2015-2016)	
भाल (नकदी)	2.00	12.00	2.00	2.00	2.00	2.00
गुजारी (भावली)	0.50	3.00	0.50	0.50	0.50	0.50
सेस	1.00	6.00	1.00	1.00	1.00	1.00
सुद	1.00	6.00	1.00	1.00	1.00	1.00
मूतफरकाल	0.40	2.40	0.40	0.40	0.40	0.40
मीजान	4.90	29.40	4.90	4.90	4.90	4.90

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकिया				मौतालबा हाल (2016-2017)	फाविल
		तीन वर्ष से ज्यादा (2007-2008) - (2012-2013)	3 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 ला वर्ष (2015-2016)		
भाल (नकदी)		12.00	2.00	2.00	2.00	2.00	
गुजारी (भावली)		3.00	0.50	0.50	0.50	0.50	
सेस		6.00	1.00	1.00	1.00	1.00	
सुद		6.00	1.00	1.00	1.00	1.00	
मूतफरकाल		2.40	0.40	0.40	0.40	0.40	
मीजान अदायकारी		29.40	4.90	4.90	4.90	4.90	

(1) मीजान कुल (तफसील में) - Forty Nine Rupees

(2) नाम देहिन्दा -

(3) कुल बकिया - 49.00

तारीख अमला तहसील कुनिन्दा - 06-08-2016

सास महाल का बकिया मात गुजारी पर (सिवाय ऐसे बकियों पर जिन पर कि सर्टिफिकेट जारी हो) सुद नहीं लिख जाता है।

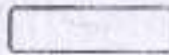


यह एक कंप्यूटर जनित प्रति है।

यह प्राम केवल धर्म की जानकारी के लिए है।

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

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



Sri Ram Construction

Proprietor

Sch XIV-F.No. 180v

रबीद मातृकुली

नाम दर्शाए। नाम मौज मय

धानी की धाना नम्बर

हेडल। गिरीरगोन्दा। 191। श्रीमती राजश्री देवी

V

फारद नकली / फारद रेपली Page No. : 270  
 नाम रेफर मय गतिदणत जमाबन्दी Vol. No. : 9  
 दो संकुभत नम्बर। Receipt No. : 1471

खता संख्या	खसरा संख्या	रकबा (एकड़ में)
340	2216	3.5 कटा 0 छटाक 0 वांगी

असली नकदी अराजी भावली तफसील शिखर तखन भावली

जित का साहाना मांग मय तफसील (रकबा वा हात) मीजूदा साल का।

मांग खत	साहाना	बकिया				99
		तीन वर्ष से ज्यादा (2007-2008) - (2012-2013)	2 रा वर्ष (2013-2014)	1 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)	
मात (नकदी)	3.00	18.00	3.00	3.00	3.00	
गुजारी (भावली)	0.75	4.50	0.75	0.75	0.75	
सेस	1.50	9.00	1.50	1.50	1.50	
सुद	1.50	9.00	1.50	1.50	1.50	
मूलक रकमत	0.60	3.60	0.60	0.60	0.60	
मीजान	7.35	44.10	7.35	7.35	7.35	

तफसील अदायकारी

अदायकारी खत	साहाना	बकिया				मसालता हात (2016-2017)	98
		तीन वर्ष से ज्यादा (2007-2008) - (2012-2013)	2 रा वर्ष (2013-2014)	1 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)		
मात (नकदी)	3.00	18.00	3.00	3.00	3.00	3.00	
गुजारी (भावली)	0.75	4.50	0.75	0.75	0.75	0.75	
सेस	1.50	9.00	1.50	1.50	1.50	1.50	
सुद	1.50	9.00	1.50	1.50	1.50	1.50	
मूलक रकमत	0.60	3.60	0.60	0.60	0.60	0.60	
मीजान अदायकारी	7.35	44.10	7.35	7.35	7.35	7.35	

(1) मीजान कुल (ताज्जी में) - Seventy Three Rupees and Fifty Paise

(2) नाम देहिन्दा -

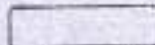
(3) कुल बकिया 73.50

तारीख अमल ताहसील रुगिन्दा - 08-0

सास मयत का बकिया मातकुली पर तसिखर तसे बकिया पर जिन पर कि सर्टिफिकेट जारी हो सुद नहीं किया जाता है।



यह एक कम्प्यूटर जनित प्रति है।  
 यह प्रथम केवल प्रार्थी की जानकारी के लिए है।  
 इसका उपयोग किसी भी माध्यम में साक्ष्य के रूप में नहीं किया जा सकता है।  
 किसी भी प्रकार की अशुद्धि के लिए सम्बन्धित अत्याधिकारी से संपर्क करें।



Sri Ram Construction  
 Proprietor

Sch XIV- F.No. 180v

स्वीड मालगुजारी

नाम संकेत / नाम गौज धम

धानी व/वा धाना नम्बर

हेहल / मिस्त्रीगोन्दा / 191 / शिमली मीग देवी

V

करद मालकी / करद रेयाली  
नाम रेयाल मग वलियरजल जमाबन्दी  
की समुन्दा नम्बर

Page No. 58

Vol. No. 10

Receipt No. : 1470504718

खारा संख्या	खेसरा संख्या	रकबा (एकड़ में)
340	2216	3.5 कठ 0 छटाक 0 वर्गफीट

अरली नकदी	अरली भवली	तफरील हिसाब लगान भावली
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खेत का सरलगा माल मय (तफरील दकबा व/वा डाल) मीजुदा बाल का

मोग बाबत	संलगना	बकबा				हाल (2016-2017)
		तीन वर्ष से ज्यादा (2007-2008) - (2012-2013)	1 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)	
माल (नकदी)	2.00	12.00	2.00	2.00	2.00	2.00
गुजारी (भवली)	0.50	3.00	0.50	0.50	0.50	0.50
सेरा	1.00	6.00	1.00	1.00	1.00	1.00
खुद	1.00	6.00	1.00	1.00	1.00	1.00
भुतफरकात	0.40	2.40	0.40	0.40	0.40	0.40
मीजुदा	4.90	29.40	4.90	4.90	4.90	4.90

तफरील अदायकारी

अदायकारी बाबत	संलगना	बकबा				मीजुदा हाल (2016-2017)	फरकिल
		तीन वर्ष से ज्यादा (2007-2008) - (2012-2013)	1 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)		
माल (नकदी)	12.00	2.00	2.00	2.00	2.00		
गुजारी (भवली)	3.00	0.50	0.50	0.50	0.50		
सेरा	6.00	1.00	1.00	1.00	1.00		
खुद	6.00	1.00	1.00	1.00	1.00		
भुतफरकात	2.40	0.40	0.40	0.40	0.40		
मीजुदा अदायकारी	29.40	4.90	4.90	4.90	4.90		

(1) मीजुदा कुल (तफरील में) **Forty Nine Rupees**

(2) नाम देहिन्दा -

(3) कुल बकबा - **49.00**

तारीख अमला जखमील कुनिन्दा - **06-08-2016**

खान महारा का बकबा मालगुजारी पर (सिवाय ऐसे बकबा पर किन पर कि सर्टीफिकेट जारी हो) सूद नहीं लिख जात है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रथम केवल प्रती की जानकारी के लिए है।

इसका उपयोग किसी भी व्यवस्था में सहाय के रूप में नहीं किया जा सकता है।

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

Sri Ram Construction

Proprietor

Sch XIV- F.No. 186v  
 रसीद मातंगुजरी  
 नाम, सर्वेक्षक - नाम मीरा मंग  
 धाना वी धाना नम्बर



पारद मलकी / फरद रसीद Page No. 126  
 एका रेषत मय वसिदयत जमाबन्दी Vol. No. 10  
 वी संकुनत नम्बर Receipt No. 1470502381

हेतल   भिसीरगण्दा   191   शीमली कानि देवी		
धात संख्या	खेभरा संख्या	रकबा (एकड वी)
340	2216	5.5 कडा 0 खटाक 0 वर्गफीट

अराजी नकदी	अराजी भावली	तफसील हिस्सब तजान भावली
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जीत का सालाना मांग मय तफसील (बकामा बी डाल) मौजूदा साल का।

मांग बयत	सालाना	बकामा				हाल (2016-2017)
		तीन वर्ष से ज्यादा (2009-2009) - (2012-2013)	2 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)	
माल (नकदी)	4.00	20.00	4.00	4.00	4.00	4.00
गुजारी (भावली)	1.00	5.00	1.00	1.00	1.00	1.00
सेस	2.00	10.00	2.00	2.00	2.00	2.00
सूद	2.00	10.00	2.00	2.00	2.00	2.00
मुताफरकात	0.80	4.00	0.80	0.80	0.80	0.80
मीजान	9.80	49.00	9.80	9.80	9.80	9.80

तफसील अदायकारी

अदायकारी बयत	सालाना	बकामा				मीतासबा हाल (2016-2017)	पाजित
		तीन वर्ष से ज्यादा (2009-2009) - (2012-2013)	2 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)		
माल (नकदी)	20.00	4.00	4.00	4.00	4.00	4.00	
गुजारी (भावली)	5.00	1.00	1.00	1.00	1.00	1.00	
सेस	10.00	2.00	2.00	2.00	2.00	2.00	
सूद	10.00	2.00	2.00	2.00	2.00	2.00	
मुताफरकात	4.00	0.80	0.80	0.80	0.80	0.80	
मीजान अदायकारी	49.00	9.80	9.80	9.80	9.80	9.80	

(1) मीजान कुल (हाफजी वी) : Eighty Eight Rupees and Twenty Paise

(2) नाम देलिनदा -

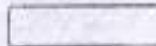
(3) कुल बकामा: 88.20

तारीख अमला तहसील कुनिन्दा - 19-07-2016

काल महल का बकामा मातंगुजरी पर (सिवाय सेस बकामा पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाय है।



यह एक कंप्यूटर जनित प्रति है।  
 यह प्रत्येक केवल प्रामाणी जानकारी के लिए है।  
 इसका उपयोग किसी भी वास्तव में साक्ष्य के रूप में नहीं किया जा सकता है।  
 किसी भी प्रकार की अवृद्धियों के लिए सम्बन्धित अफसर/अधिकारी से संपर्क करें।



Sri Ram Construction

*(Signature)*  
 Proprietor

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सरसील । नाम चौड़ा मय

धर्म की धारा नम्बर

हेहल । विहीरगान्वा । 191 । श्रीमती धूम देवी

V

फरद मलकी । जारद रेपती Page No. 127

नाम रेपता मय वरिद्वल जमानदी Vol. No. 11

वी सकुना नम्बर । Receipt No. 1470503205

खता संख्या	खसरा संख्या	रकबा (एकड़ में)
340	2216	2 कठा 4 छरक 0 वर्गफीट

अराजी नकदी	अराजी भावती	राफसील हिमाब तगान भावती
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कौल का सतना मय मय लफसील (बकणा की हात) मौजुदा गल का।

मय खलत	खताना	बकणा				हात (2016-2017)
		तीन वर्ष से ज्यादा (2010-2011) - (2012-2013)	1 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)	
मात (नकदी)	3.00	9.00	3.00	3.00	3.00	3.00
गुजारी (भावती)	0.75	2.25	0.75	0.75	0.75	0.75
सेस	1.50	4.50	1.50	1.50	1.50	1.50
खुद	1.50	4.50	1.50	1.50	1.50	1.50
मुताफरकत	0.60	1.80	0.60	0.60	0.60	0.60
मौजान	7.35	22.05	7.35	7.35	7.35	7.35

राफसील अदायकारी

अदायकारी बाबत	खताना	बकणा				मौजुदा हात (2016-2017)	फरिल
		तीन वर्ष से ज्यादा (2010-2011) - (2012-2013)	1 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 रा वर्ष (2015-2016)		
मात (नकदी)	3.00	9.00	3.00	3.00	3.00	3.00	
गुजारी (भावती)	0.75	2.25	0.75	0.75	0.75	0.75	
सेस	1.50	4.50	1.50	1.50	1.50	1.50	
खुद	1.50	4.50	1.50	1.50	1.50	1.50	
मुताफरकत	0.60	1.80	0.60	0.60	0.60	0.60	
मौजान अदायकारी	7.35	22.05	7.35	7.35	7.35	7.35	

(1) मौजान कुल (राफसील में) - Fifty One Rupees and Forty Five Paise

(2) नाम देहिन्दा -

(3) कुल बकणा - 51.45

राफसील अमल राफसील कुनिन्दा 06-08-2016

खाम महाल का बकणा मालगुजारी पर (मिबाय ऐसी बकणा पर बिन पर कि सॉर्टिफिकेट जारी हो) खुद नहीं लिया जाता है।

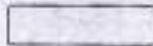


यह एक कांयप्युटर जनित प्रति है।

यह प्रयत्न केवल प्रथम की जानकारी के लिए है।

इसका उपयोग किसी भी वायलत में साझ के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धि के लिए सम्बन्धित अंदायधिकारी से संपर्क करें।



Sri Ram Construction

Proprietor

Sch XIV - F.No. 183v  
 स्क्रीड मालगुजारी  
 नाम सुकृत । नाम सीधा मय  
 धना को धना नम्बर



फरद मलकी / फरद रेघती Page No. : 160  
 नाम रेघत मय दलिदपत जसबन्दी Vol. No. : 18  
 को सकुनत नम्बर। Receipt No. : 1470502564

हेडत   मिशोरगन्दा   191   बीमती चन्द्रावती देवी		
खाता संख्या	खेरा संख्या	रकबा (एकड़ में)
427	2217	6 कठा 0 छटाक 0 बगपौट

अदागी नकदी	अदागी भावली	एकसील हिसाब लगान भावली
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जोस का साताना मांग मय एकसील (बकाया वा इतर) मौजूदा साल का।

मांग आवत	साताना	बकाया				हजत (2016-2017)
		तीन वर्ष से ज्यादा (2008-2009) - (2012-2013)	३ रा वर्ष (2013-2014)	२ रा वर्ष (2014-2015)	१ ता वर्ष (2015-2016)	
मात (नकदी)	4.00	20.00	4.00	4.00	4.00	4.00
गुजारी (भावली)	1.00	5.00	1.00	1.00	1.00	1.00
सरा	2.00	10.00	2.00	2.00	2.00	2.00
सुद	2.00	10.00	2.00	2.00	2.00	2.00
भूतफरकत	0.80	4.00	0.80	0.80	0.80	0.80
मीजान	9.80	49.00	9.80	9.80	9.80	9.80

एकसील अदापकारी

अदापकारी बाबत		बकाया				मोतालखा हात (2016-2017)	काबिल
		तीन वर्ष से ज्यादा (2008-2009) - (2012-2013)	३ रा वर्ष (2013-2014)	२ रा वर्ष (2014-2015)	१ ता वर्ष (2015-2016)		
मात (नकदी)		20.00	4.00	4.00	4.00	4.00	
गुजारी (भावली)		5.00	1.00	1.00	1.00	1.00	
सरा		10.00	2.00	2.00	2.00	2.00	
सुद		10.00	2.00	2.00	2.00	2.00	
भूतफरकत		4.00	0.80	0.80	0.80	0.80	
मीजान अदापकारी		49.00	9.80	9.80	9.80	9.80	

(१) मीजान कुल (लखों में) : Eighty Eight Rupees and Twenty Paise

(२) नाम देहिन्दा -

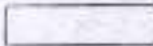
(३) कुल बकाया- 88.20

कार्यस अमल तहसील कुनिन्दा : 30-07-2016

सात मात का बकाया मालगुजारी पर (जिन्व ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सुद नहीं लिख जात है।



एह एस कम्प्युटर जनित प्रति है।  
 एह प्रत केवल पार्सी की जानकारी के लिए है।  
 इसका उपयोग किसी भी न्यायलय में साक्ष के रूप में नहीं किया जा सकता है।  
 किसी भी प्रकार की अपुडिया के लिए सम्बन्धित अधिकारी से संपर्क करें।



Sri Ram Construction

Sch XIV- F.No 180v  
रसीद मालगुजारी  
नाम संकेत । नाम मीजा मग  
धर्मो को धना नम्बर

V

फरद मालकी / फरद पैपती Page No. 164  
नाम रोपन मग बलिदयत कामबन्दी Vol. No. 16  
वो सङ्कनत नम्बर। Receipt No. 1470504887

हिलत । मिसीरगन्दा । 191 । श्रीमती भावती सिन्हा		
गाता संख्या	शेसरा संख्या	रकबा (एकट्टु मे)
427	2217	4 सटा 0 इटास 0 बर्गीकट

अराजो सङ्की	अराजो भावती	अफसीत हि सबा लगन भावती
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जोत का सखना माग मग अफसीत (बकाय को हात) मोजुत गात का।

माग बावत	सातना	बकाय				हात (2016-2017)
		तीन वर्ष से ज्यादा (2009-2010) - (2012-2013)	3 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 ला वर्ष (2015-2016)	
मास (नकदी)	2.00	8.00	2.00	2.00	2.00	2.00
गुजारी (भावती)	0.50	2.00	0.50	0.50	0.50	0.50
सेस	1.00	4.00	1.00	1.00	1.00	1.00
सुद	1.00	4.00	1.00	1.00	1.00	1.00
मृतफरकात	0.40	1.60	0.40	0.40	0.40	0.40
मोजान	4.90	19.60	4.90	4.90	4.90	4.90

अफसीत अदायकारी

अदायकारी बावत		बकाय				मोतराखा हात (2016-2017)	फगित
		तीन वर्ष से ज्यादा (2009-2010) - (2012-2013)	3 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 ला वर्ष (2015-2016)		
मास (नकदी)		8.00	2.00	2.00	2.00	2.00	
गुजारी (भावती)		2.00	0.50	0.50	0.50	0.50	
सेस		4.00	1.00	1.00	1.00	1.00	
सुद		4.00	1.00	1.00	1.00	1.00	
मृतफरकात		1.60	0.40	0.40	0.40	0.40	
मोजान अदायकारी		19.60	4.90	4.90	4.90	4.90	

(1) मोजान कुल (ताफ्तो मे) : Thirty Nine Rupees and Twenty Paise

(2) नाम देखिन्दा -

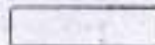
(3) कुल बकबा - 39.20

तारीख अमला तहसील कुनिन्दा 29-06-2016

गात मोजान का बकाय मालगुजारी पर (विवाप देहे बकाय पर जिन पर कि सॉर्फिकेट जारी हो) सुद नहीं लिख जाता है।



यह एक कम्प्युटर जनित प्रति है।  
यह प्रत्येक केवल प्रती को जानकारी के लिए है।  
इसका उपयोग किसी भी म्याचलय में साक्ष्य के रूप में नहीं किया जा सकता है।  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारियों से संपर्क करें।



Sri Ram Construction

*[Signature]*  
Proprietor

Sch XIV- F.No. 180v  
 रसीद मातृगुजारी  
 नाम, संकेत / नाम मीजा मय  
 धाना नं. धाना नम्बर



पारत मलकी / फरद रैथी Page No. 147  
 राम रैथल मय कलिदयल जमालन्दी Vol. No. 10  
 दो संकुनत नम्बर Receipt No. 1470505279

हिसात   मिसीरपोन्दा   191   श्रीमती रीन मिश्रा						
<table border="1"> <tr> <th>खसत संख्या</th> <th>खसरा संख्या</th> <th>रकबा (एकड़ में)</th> </tr> <tr> <td>427</td> <td>2217</td> <td>3 कठा 8 छटाक 0 वर्गफीट</td> </tr> </table>	खसत संख्या	खसरा संख्या	रकबा (एकड़ में)	427	2217	3 कठा 8 छटाक 0 वर्गफीट
खसत संख्या	खसरा संख्या	रकबा (एकड़ में)				
427	2217	3 कठा 8 छटाक 0 वर्गफीट				

अदायगी नकदी	अदागी भावरी	तफसील हिस्सब लगान भावरी
-------------	-------------	-------------------------

खेत का सालाना मय मय तफसील (बकामा जो हाल) मौजूदा साल का।

मय बाबत	सातना	बकामा				हाल (2014-2017)
		तीन वर्ष से ज्यादा (2008-2009) - (2012-2013)	3 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 ला वर्ष (2015-2016)	
मास (नाकदी)	4.00	20.00	4.00	4.00	4.00	4.00
गुजारी (भावरी)	1.00	5.00	1.00	1.00	1.00	1.00
सेम	2.00	10.00	2.00	2.00	2.00	2.00
सुद	2.00	10.00	2.00	2.00	2.00	2.00
मृतफरकलत	0.80	4.00	0.80	0.80	0.80	0.80
मीजान	9.80	49.00	9.80	9.80	9.80	9.80

तफसील अदायकारी

अदायकारी बाबत	बकामा				मौजदाला हाल (2016-2017)	फरजित
	तीन वर्ष से ज्यादा (2008-2009) - (2012-2013)	3 रा वर्ष (2013-2014)	2 रा वर्ष (2014-2015)	1 ला वर्ष (2015-2016)		
मास (नाकदी)	20.00	4.00	4.00	4.00	4.00	
गुजारी (भावरी)	5.00	1.00	1.00	1.00	1.00	
सेम	10.00	2.00	2.00	2.00	2.00	
सुद	10.00	2.00	2.00	2.00	2.00	
मृतफरकलत	4.00	0.80	0.80	0.80	0.80	
मीजान अदायकारी	49.00	9.80	9.80	9.80	9.80	

(1) मीजान कुल (लक्षों में): Eighty Eight Rupees and Twenty Paise

(2) नाम दर्शाना -

(3) कुल बकामा: 88.20

तारीख अमल तहसील कुनिन्दा - 06-08-2016

खसत मयत का बकामा मातृगुजारी मय (किताब देखे बकामा पर खिन पर कि चार्टिकस्ट जारी हो) सुद नहीं लिया जाल है।



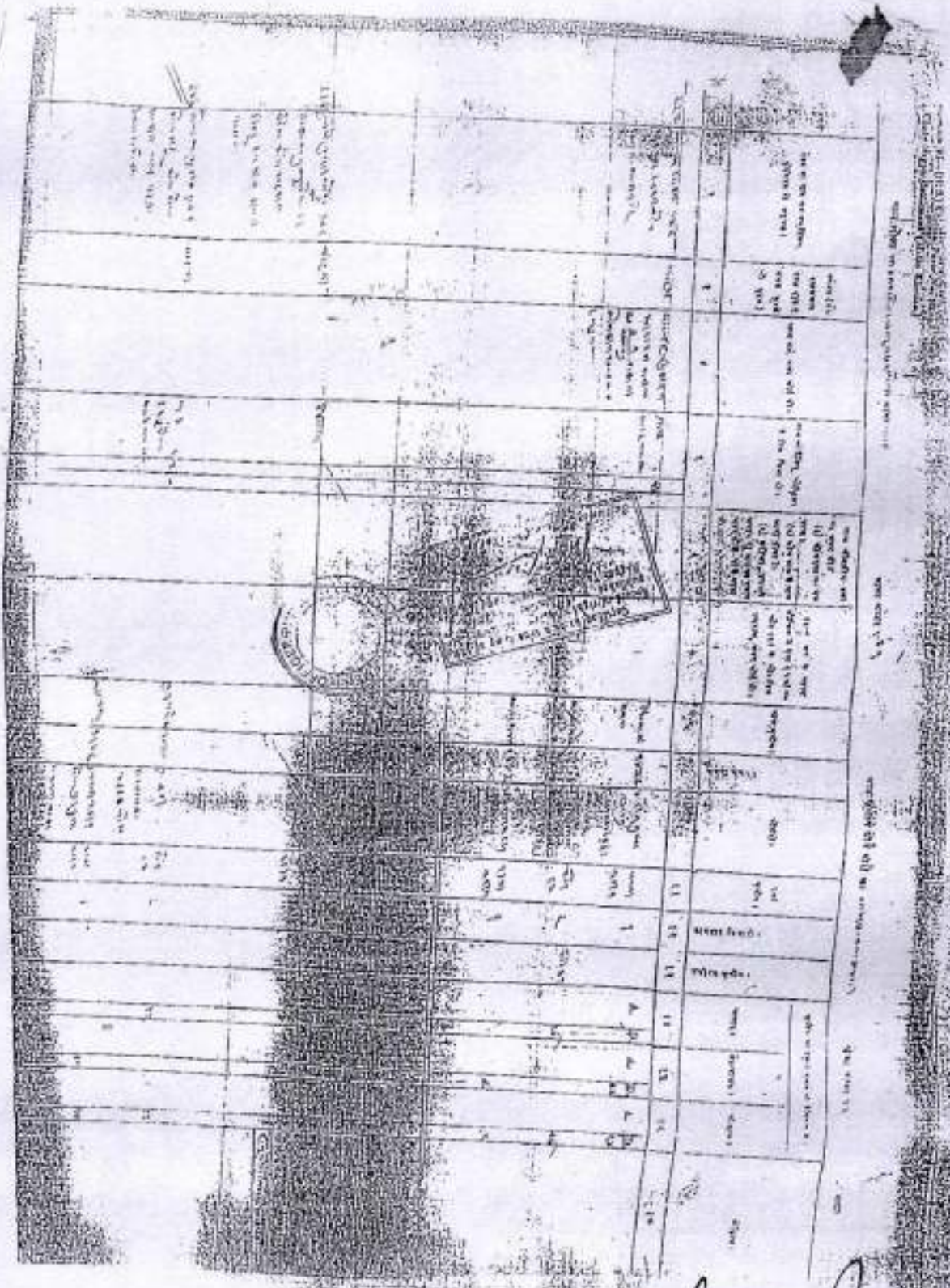
यह एक कम्प्यूटर जनित डॉक है।  
 यह प्रथम केवल धारों की जानकारी के लिए है।  
 इनका उपयोग किसी भी व्यापार में साक्ष के रूप में नहीं किया जा सकता है।  
 किसी भी प्रकार की अशुद्धियों के लिए संबंधित अधिकारी से संपर्क करें।



Sri Ram Construction

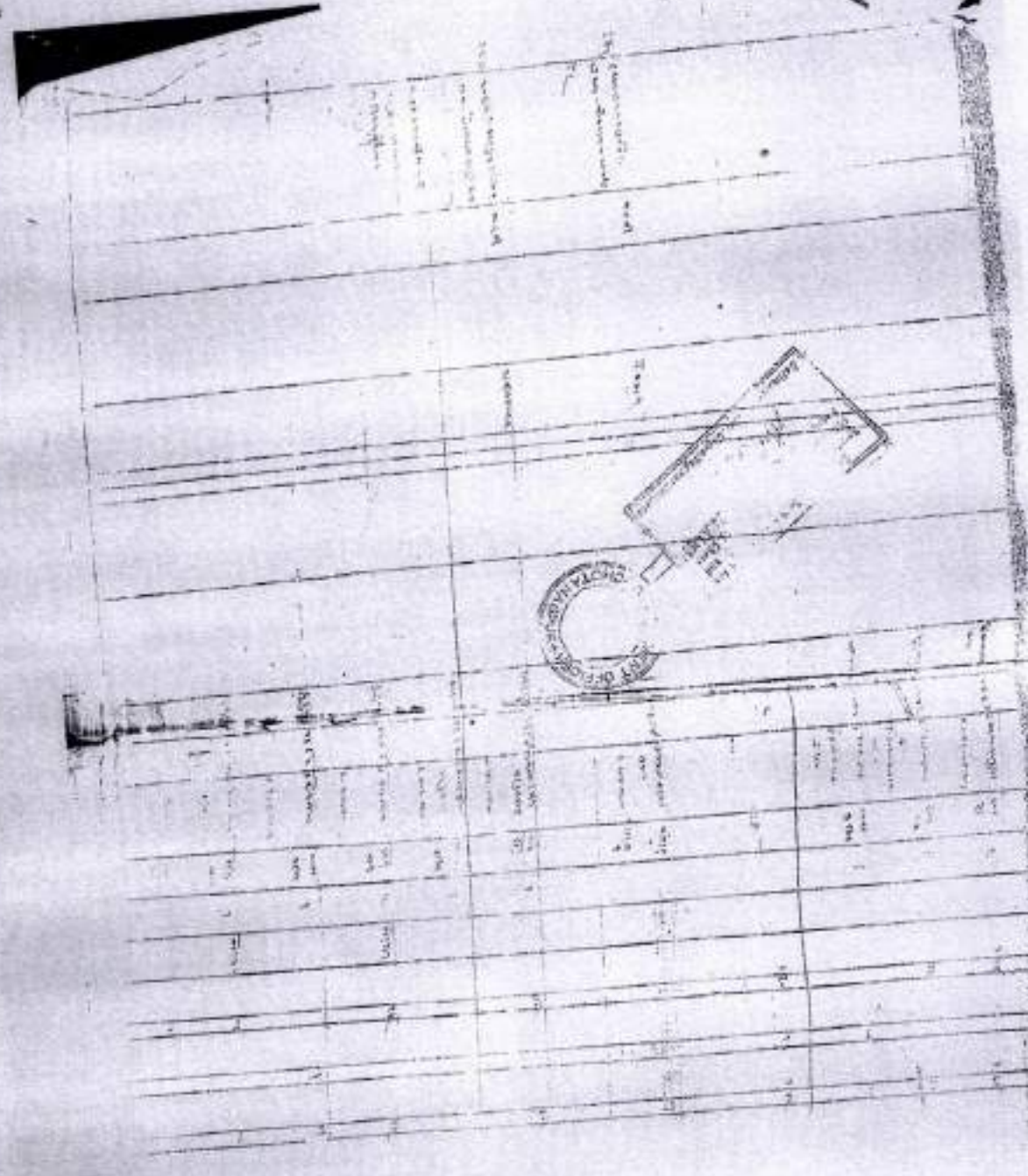
Proprietor





Sri Ram Construction

*[Handwritten Signature]*  
Proprietor



Sri Ram Construction

*[Handwritten Signature]*  
Proprietor

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

REENA MISHRA

RAJENDRA KUMAR MISHRA

0210421977

Permanent Account Number

AJHPM4776F

Signature

Signature



Sri Ram Construction

Proprietor

06.

भारत सरकार  
GOVERNMENT OF INDIA



राष्ट्रीय विशिष्ट पहचान प्राधिकरण  
INDIA IDENTIFICATION AUTHORITY OF INDIA



नाम / Name  
Reena Mishra  
जन्म तिथि / DOB: 02/06/1977  
लिंग / GENDER: महिला / FEMALE



4677 1266 3244

आधार-आम आदमी का अधिकार

पता

Address

W/O कृष्ण कान्त मिश्रा,  
अग्रणी अपार्टमेंट, इण्डियन  
सिटी रोड, एम्प्लॉयर्स कॉलोनी,  
ई. गाँव, इण्डियन सिटी,  
दिल्ली शासनाधीन क्षेत्र,  
दिल्ली  
आरपीए - 834008

W/O Reena Kanti Mishra, Agri  
Apartment, Indian City Road, Near  
SBI ATM, Employee Colony,  
East Village, Indian City,  
Delhi  
APR-2017-2018


4677 1266 3244

Aadhaar-Aam Admi ka Adhikar

Sri Ram Construction

Proprietor

SHRI RAM CONSTRUCTION  
BHAAT LAL BANDEY  
Sole Proprietor  
Address: [illegible]  
ADYP: 2456P

Sri Ram Construction  
  
Proprietor



भारत सरकार  
GOVERNMENT OF INDIA



कल्याणी चौबे  
Kalyani Choubey  
जन्म 28 / 11/2001  
पंजीकृत / Registered



2295 2600 5922

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता  
W/O सुभाष चंद्र चौबे  
राज्य कौशल केंद्र  
पंजीकृत नया नगर टोल  
पुणे 411 001

Address  
W/O Subhash Chandra  
Choubey, Kanchi Wadgaon  
College Science Block  
PK House, New Nagar Toll  
Pune, Maharashtra, 411001



Sri Ram Construction  
*[Signature]*  
Proprietor

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJESWARI DEVI

SANT BILASH TIWARY

01/01/1969

Permanent Account Number  
BFDPS867D

राजेश्वरी देवी  
Signature



11/00011

Sri Ram Construction

Proprietor

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

USHA TIWARI  
RAMESHWAR PATHAK

05/07/1978  
Permanent Account Number  
ANSPT5489M

Signature

Sri Ram Construction

Proprietor

SECRET



SECRET

आयकर विभाग  
INCOME TAX DEPARTMENT

MIRA DEVI

BULAKI TIWARI

30/04/1957

Permanent Account Number

BPFPD1885K

मीरा देवी

Signature



भारत सरकार  
GOVT. OF INDIA



BPFPD1885K

Sri Ram Construction

Proprietor

भारत सरकार  
GOVERNMENT OF INDIA



मीरा देवी  
Mira Devi  
जन्म तिथि/ DOB: 30/04/1957  
महिला / FEMALE



2503 4261 7566

आधार-आम आदमी का अधिकार

आधार-आम आदमी का अधिकार प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA




पता:  
W/O: अजीत कुमार पाण्डेय,  
मूलक हरी अपार्टमेंट, पहला  
फ्लोर पहला स्ट्रीट, करम  
दानी, गोरखापुरी, रांची,  
झारखण्ड - 834008

Address:  
W/O: Aji Kumar Pandey, 1st floor  
Apartment, 1st floor 1st Street, Karan  
dani, Morakhpuri, Ranchi  
Jharkhand - 834008

2503 4261 7566

Aadhaar-Aam Admi ka Adhikar

Sri Ram Construction  
Proprietor





भारत सरकार  
GOVERNMENT OF INDIA

नाम / Name  
Rina Devi  
जन्म वर्ष / Year of Birth: 1976  
लिंग / Gender



6527 6710 6622

आधार — आम आदमी का अधिकार



एनआरआई/अतिरिक्त निवास प्रमाण प्रधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: WU सुरेंद्र सन, 1041A,  
मोरबाड़ी एरिया रिजर्व रोड, मोरबाड़ी,  
पिन कोड: 834008

Address: WU Surender San,  
1041A, MORBAJJI, HAREHAR  
SINGH ROAD, MORHABADI  
Ranchi, Jharkhand 834008



181  
181 181 181



UIDAI@uidai.gov.in



www.uidai.gov.in



PG No. 181  
Bengaluru-560001

Sri Ram Construction

Proprietor



भारत सरकार  
GOVERNMENT OF INDIA

राजेश्वरी देवी  
Rajeswari Devi  
जन्म वर्ष / Year of Birth - 1959  
लिंग / Female



2733 2548 9069

आधार - आम आदमी का अधिकार



राष्ट्रीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नाम UIDI राजेश्वरी देवी  
जन्म तिथि 15/08/1959, सिंगरिया जिला, मध्य प्रदेश  
पता, मॉडर्न कॉम्पाउंड, लखनऊ  
पिन, उत्तरांचल, 834001

Address UIDI Rajeswari  
Patilka, It is 320, near bharati  
sujha apartment, Lower  
Bardwan Compound, Lalpur,  
Ranchi Jharkhand, 834001

Toll free 1800 121 1217    Fax 011-2616 9011    www.uidai.gov.in    P.O. Secy, UIDAI, Bangalore 560021

Sri Ram Construction

Proprietor



भारत सरकार  
GOVERNMENT OF INDIA



पुनम देवी  
Poonam Devi  
Date of Birth: 1975  
Gender: Female



5676 1756 8552

आधार — आम आदमी का अधिकार



भारतीय विश्वविद्यालय प्राधिकरण  
UNIVERSITY AUTHORITY OF INDIA

पते  
W/O राजेश कुमार, 305  
कान्हा कुंज रोड, विद्यापति नगर,  
प.ओ. रान्छी, पटना-85  
834008

Address:  
W/O Rajesh Kumar, 305  
TARA KUNJ, KANKE ROAD  
VIDYAPATI NAGAR,  
P.O. RANCHI UNIVERSITY,  
P.S. SONDA,  
GANDHINAGAR, Ranchi,  
Jharkhand - 834008



1800 121 1800



university.gov.in



uoi@uoi.gov.in



UOI Act No 1987  
Registration 1997/11

Sri Ram Construction

Proprietor





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

नमोसं क्रम / Enrollment No.: 1093/51071/03522

श्री  
 विमला देवी  
 Vimla Devi  
 W/O Parakram Tiwar  
 Near Womens College Samsa Block Near HODS  
 Tal. Palsi-Lalitpur-10-58-Ranchi  
 Jharkhand 834201



आपका आधार क्रमांक / Your Aadhaar No. :

**6634 7864 4893**

आधार - आम आदमी का अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



विमला देवी  
 Vimla Devi  
 जन. दि. / Date of Birth: 1988  
 पति: / Female



6634 7864 4893

आधार - आम आदमी का अधिकार

Sri Ram Construction

Proprietor



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

आधार क्र / Enrolled No 10935109001309

to  
 मास सोहन  
 M/s Sohan  
 9/60 Khand Khand B, Phodar  
 LOTUS APARTMENT FLAT NO. 105B  
 NARIATU ROAD  
 NARIATU ROAD PO BANCHERUNIVERSITY  
 Banshi  
 Ranchi  
 Jharkhand 834008

Form 103 / 15C / 474584 / 475000 / T



US15829600914

मास सोहन



आपका आधार क्रमांक / Your Aadhaar No. :

**5322 8661 8368**

आधार — आम आदमी का अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



मास सोहन  
 Maas Sohan  
 जन्म वर्ष / Year of Birth: 1977  
 पंजीत / Panshi



5322 8661 8368

आधार — आम आदमी का अधिकार

Sri Ram Construction

Proprietor

आयकर विभाग  
INCOME TAX DEPARTMENT  
MALTI SINHA



भारत सरकार  
GOVT. OF INDIA

BASUDEO PRASAD

11/10/1972

Permanent Account Number  
CHIPS7642P

मालती सिन्हा

Signature



148530003

Sri Ram Construction

Proprietor

आयकर विभाग  
INCOME TAX DEPARTMENT  
KANTI DEVI

SUKHDEO PRASAD

01/03/1974

Person's Account Number

BWZPD1608K

Kanti Devi

Signature



भारत सरकार  
GOVT. OF INDIA



17/03/2015

Sri Ram Construction

Proprietor



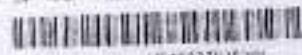
भारत सरकार

Government of India

आपकी पहचान / Identification No. 10935102302340

श्री.  
विजय शर्मा  
KAD 1964  
W/O Sri Ananta Kumar  
HOUSE NO-2 1B-110  
NEAR GORANDA POST OFFICE, POLI, SHANA GORANDA  
NEW A G COLONY  
GORANDA  
Gurgaon  
Haryana 122002  
WEST INDIA

Ref No. IIC, H-387/107731-P



UEY637H35304



आपकी क्रमांक / Your No. :

5547 4160 8299

आधार - आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



कृषि शर्मा  
Kashu, Dey  
जन्म तिथि / Year of Birth: 1974  
अभिभावक / Parents



5547 4160 8299

आधार - आम आदमी का अधिकार

Sri Ram Construction,

Proprietor



बिहार सरकार

GOVERNMENT OF BIHAR

फॉर्म-IV

कार्यालय का नाम

जिला: नालंदा, अनुमंडल:बिहारराष्ट्रीय, प्रखंड:अस्थाबा  
पिछडा वर्ग/अत्यन्त पिछडा वर्ग का जाति प्रमाण-पत्र  
(बिहार सरकार के प्रयोजनार्थ)

आवेदन संख्या : 040778271081301146

दिनांक : 25/10/2013

प्रमाण-पत्र संख्या : 1146

प्रमाणित किया जाता है कि श्री/श्रीमती/सुधी कान्ति देवी Sri/Smt./Kumari Kanti Devi जिला/पति/श्री  
शैलेन्द्र कुमार Father/Husband/Sri Shailendra Kumar ग्राम/नगर CHULIHARI पोस्ट नोअबा प्रखंड  
अस्थाबा घाना अस्थाबा अनुमंडल बिहारराष्ट्रीय जिला नालंदा राज्य बिहार कुर्मी समुदाय के सदस्य है, जो  
बिहार पर्व एवं मेनाओं की गिनतियों में आरक्षण (अनुसूचित जातियों, अनुसूचित जनजातियों एवं अन्य पिछड़े वर्गों के  
लिए) अधिनियम 1991 समय-समय पर यथासंशोधित अधिनियम के अंतर्गत बिहार राज्य की अत्यन्त पिछडा वर्ग  
(अनुसूची-1) / पिछडा वर्ग (अनुसूची-2) में अनुक्रमांक 35 पर अंकित है। अतः श्री/श्रीमती/सुधी कान्ति देवी  
शैलेन्द्र कुमार अत्यन्त पिछडा वर्ग (अनुसूची-1)/पिछडा वर्ग(अनुसूची-2) का/की है।

श्री/श्रीमती/कुमारी कान्ति देवी एवं उनका परिवार गाँव/सहर CHULIHARI पोस्ट अंकित नोअबा प्रखंड  
अस्थाबा घाना अस्थाबा अनुमंडल बिहारराष्ट्रीय जिला नालंदा राज्य बिहार में निवास करते हैं।

स्थान :

दिनांक :



हस्ताक्षर  
पदनाम  
(मुहर सहित)  
बिहार राज्य

Sri Ram Construction

Proprietor



हरियाणा सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अधिलेख

जमीनदार नाम		रेपत का नाम, अभिभावक का नाम, रिश्ता									
समिलित मालिकता		शेख अय्यरुद्दीन, बन्दा शेख जादु, जति-शेख, निवासी-शाकिन रोवी महला पैयादी टोला									
जिला का नाम	राँची	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	मौजा का नाम	मिसीरगोन्दा				
खेत नम्बर	14	खाता नम्बर	340	थाना का नाम	राँची	थाना नम्बर	191				
खाता नम्बर	खेसरा नम्बर	धौहटी उत्तर 3 धौहटी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	किचारी संख्या (5)	ऐ	डिस	(8)	(9)	रौ (10)	आ (11)	पे (12)	(13)
340	1057	नदी शीपना कटहल गोन्दा	दोन एक 3	0	53			1	8	0	कायमी
	1126	चरती कदोम शेखश मुखजा परती नाशा	परती कदोम 1	0	10			1	8	0	कायमी
	1452	शौमान बुध टॉड सुखेर उराव	टाड दो 2	1	14			1	8	0	कायमी
	2216	दोन नपयुवा लोहार दोन गन्दुरा उराव	दोन एक 1	0	63			1	8	0	कायमी
	2111	दोन नीज दोन दनधना उराव	चुनी कदोम 1	0	8			1	8	0	कायमी
खाता मे कुल प्लोट संख्या		5	खाता का कुल मिजान	2	48	खाता का कुल	1 8 0				

यह एक कंप्यूटर जनित प्रति है

9/28/2016  
12:44:17  
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

Sri Ram Construction

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VILLAGE - MISIREGONDA

THANA - GONDA

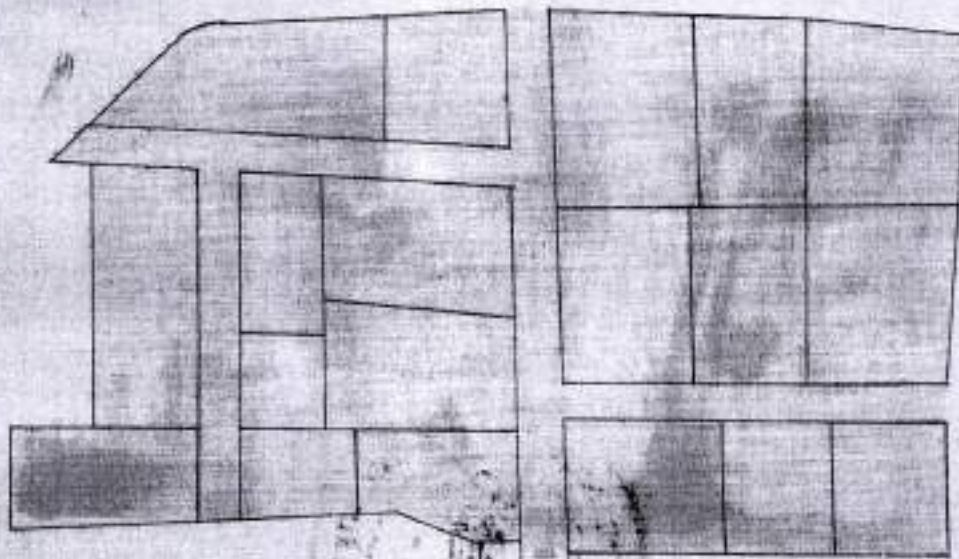
THANA NO - 191

DIST - RANCHI

R.S. PLOT NO - 2216 & 2217

KHATA NO - 340 & 427

SHOWN IN RED KASH



KHATA	D.N.	AREA
		A-D
340	2216/4	0-3-30
340	2216/5	0-2-47
340	2216/7	0-4-95
340	2216/3	0-4-54
340	2216/2	0-5-78
340	2216/1	0-5-78
340	2216/11	0-9-09
340	2216/6	0-3-72
427	2217/16 2217/17	0-4-19
427	2217/9	0-6-81
427	2217/15	0-6-92
427	2217/23	0-9-91
427	2217/10/13	0-6-61
427	2217/14	0-5-78



Kalyan Lal Mishra  
Poonam Devi

Usha Devi  
Santosh Kumar  
Jai Prakash  
Kanchi Devi

27-11-17

सिद्धेश्वरी देवी  
विजय देवी

शिव प्रसाद देवी

Kecora Mishra

Sri Ram Construction

*[Signature]*  
Proprietor



निबंधन विभाग, झारखंड  
रांची  
जांच चर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No. 5

Token Date/Time: 28/09/2016 11:05:23

Document Type	Development Agreement	Presenter	Binda Devi	Date of Entry	28/09/2016
Presenter Name & Address	Lower Vardhman Compound, Lalpur, Ranchi	DOE		Total Pages	154
Stampable Doc. Value	35455000	Stamp Value	100	Book	1
Document/Transaction Value	35455000	Serial /Deed No. /		CNO/PNO	
Special Type		Old Serial No. /		e-Stamp Cert. No.	
Remarks / Other Details		App. ID			

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	Category	Area	Min. Value
Ranchi Shahr	191	2	Misgonda	340	2216	RSP						U_COM	5.78 Decimal	2568054
Ranchi Shahr	191	2	Misgonda	340	2216	RSP						U_COM	2.47 Decimal	1097421
Ranchi Shahr	191	2	Misgonda	340	2216	RSP						U_COM	3.3 Decimal	1466190
Ranchi Shahr	191	2	Misgonda	340	2216	RSP						U_COM	4.95 Decimal	2196285
Ranchi Shahr	191	2	Misgonda	340	2216	RSP						U_COM	4.54 Decimal	2017122
Ranchi Shahr	191	2	Misgonda	340	2216	RSP						U_COM	5.78 Decimal	2568054
Ranchi Shahr	191	2	Misgonda	340	2216	RSP						U_COM	9.09 Decimal	4036607
Ranchi Shahr	191	2	Misgonda	340	2216	RSP						U_COM	3.72 Decimal	1652796
Ranchi Shahr	191	2	Misgonda	427	2217	RSP						U_COM	4.13 Decimal	1634909
Ranchi Shahr	191	2	Misgonda	427	2217	RSP						U_COM	5.81 Decimal	3026983
Ranchi Shahr	191	2	Misgonda	427	2217	RSP						U_COM	6.92 Decimal	3074566
Ranchi Shahr	191	2	Misgonda	427	2217	RSP						U_COM	9.91 Decimal	4403013
Ranchi Shahr	191	2	Misgonda	427	2217	RSP						U_COM	6.61 Decimal	2636823
Ranchi Shahr	191	2	Misgonda	427	2217	RSP						U_COM	5.78 Decimal	2568054

## Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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## Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/IF 89	UID	Mobile	Pres. Address	Perm. Address
1	Executant	Binda Devi	Ramakant Tiwar	House Wife	पति	ब्रह्मण	Female				Lower Vardhman Compound, Lalpur, Ranchi	Lower Vardhman Compound, Lalpur, Ranchi
2	Executant	Rina Devi	Surendra Saha	House Wife	पति	ब्रह्मण	Female				Karamtoli, Ps- Lalpur, Ranchi	Karamtoli, Ps- Lalpur, Ranchi
			Suthash								Bhudhasan, Belpur,	Bhudhasan, Belpur,



13	Identifier	Pankaj Choudhary	Ram Binod Choudhary	Business	पिता		Male			Mahra Colony, Hehal, Ranchi	Colony, Hehal, Ranchi
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Fee Details:

SN	Description	Amount	CHC	Net Amount
1	E1	888,375.00	8,863.75	897,238.75
2	BP	2,250.00	0.00	2,250.00
Total		888,625.00	8,863.75	897,488.75

विमलादेवी

उपरवर्तित दस्तावेज में अंकित राशियों के अनुसंधान हैं।

P.D. Singh  
 दस्तावेज लेखक का हस्ताक्षर  
 प्रस्तुतकर्ता का हस्ताक्षर

28/09/2016

निबंधन एवं सारांश में इनपुट करने के अनुरोध द्वारा इति की गई है।

- 1 Bimla Devi
  - 2 Usha Tiwari
  - 3 Pooana Devi
  - 4 Reena Mishra
  - 5 Kalyani Choudhary
  - 6 Rajshree Devi
  - 7 Malvi Sinto
  - 8 Janiay Kumar
  - 9 Kanti Devi
  - 10 Chandmasti Devi
- उपर्युक्त शीर्षकार कि... निबंधन के निष्पादन को पूरा सारांश
- पिता Pankaj Choudhary  
 पत्नी Ram Binod Choudhary  
 पता Behal

मिबंधन पदाधिकारी का हस्ताक्षर  
 28/09/16



विमलादेवी  
 शीवादेवी  
 Kalyani - Choudhary  
 Usha Tiwari  
 राजश्री देवी  
 कान्ति देवी  
 चन्द्रमाला देवी  
 Reena Mishra













Proprietor

निबंधन विभाग, झारखंड  
रांची

Token No.5 Token Date: 28/09/2016 11:09:23

Serial/Deed No./Year :7635/6730/2016

Deed Type: Development Agreement

SN	Party Details	Photo	Thumb
1	<b>Bimla Devi</b> Father/Husband Name:Ramakant Tiwari (Executant) Lower Vardhman Compound, Lalpur, Ranchi		
2	<b>Rina Devi</b> Father/Husband Name:Surendra Saha (Executant) Karamtoli, Ps-Lalpur, Ranchi		
3	<b>Kalyani Choubey</b> Father/Husband Name:Subhash Chandra Choubey (Executant) Bhudhasan, Bahjipur, Ps-Maharaja Godda		
4	<b>Usha Tiwari</b> Father/Husband Name:Ravi Kant Tiwari (Executant) 32/B, Lower Vardhman Compound, Ps-Lalpur, Ranchi		
5	<b>Rajeshwari Devi</b> Father/Husband Name:Rameshwar Pathak (Executant) Green Park, Near Area Morabadi, Ps-Bariatu, Ranchi		
6	<b>Meera Devi</b> Father/Husband Name:Ajit Kumar Pandey (Executant) 18/360-K, Professor Colony, Karamtoli, Ps- Lalpur,Ranchi		

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Page 373 To 526  
Deed No 7635/6730  
Year 2016  
Date 28/09/2016 14:45:22

Registering Officer

Signature Operator

<http://172.16.20.229/jarsmc/reg/prmdetails.aspx?deedid=437929>

Sri Ram Construction

Proprietor

**निबंधन विभाग, झारखंड  
रांची**

Token No.5 Token Date: 28/09/2016 11:09:23

Serial/Deed No./Year :7635/6730/2016

Deed Type: Development Agreement

SN	Party Details	Photo	Thumb
7	<b>Kanti Devi</b> Father/Husband Name:Shailendra Kumar (Executant) T.S-110, Type-11, New A.G Colony, Doranda, Ranchi		
8	<b>Poonam Devi</b> Father/Husband Name:Rajesh Kumar (Executant) Tarukunj, Vidyapati Nagar, Kunke Road, Ps- Gonda, Ranchi		
9	<b>Malti Sinha</b> Father/Husband Name:Arvind Kumar (Executant) Molwala Dhaneshwar Ghat, Ps-Bihar Sharif, Nalanda, Bihar		
10	<b>Chandrawati Devi</b> Father/Husband Name:Ram Suresh Pathak (Executant) Lah Kothi Compound, Tagore Hill Road, Morabadi, Ps-Bariatu, Ranchi		
11	<b>Reena Mishra</b> Father/Husband Name:Dr. Krishna Kant Mishra (Executant) Lah Kothi Compound, Tagore Hill Road, Morabadi, Ps-Bariatu, Ranchi		
12	<b>Sri Ram Construction Thro Proprietor Sanjay Kumar</b> Father/Husband Name:B.N Rai (Claimant) Sitakunj, Laxman Block, Professor Colony Ahir Teli, Karamtoli, Ranchi		



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Date 28/09/2016 14:45:22

Registering Officer

Signature of Operator

निबंधन विभाग, झारखंड  
रांची

Token No.3 Token Date: 28/09/2016 11:09:23  
Serial/Deed No./Year :7635/6730/2016  
Deed Type: Development Agreement

SN	Party Details	Photo	Thumb
13	<b>Pankaj Choudhary</b> Father/Husband Name: Ram Binod Choudhary (Identifier) Mishra Colony, Hehal, Ranchi		

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Volume 691  
Page 373 To 526  
Deed No 7635/6730  
Year 2016  
Date 28/09/2016 14:45:22

Registering Officer

Signature of Operator

Sri Ram Construction

Proprietor