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स्टाम्प.....152/.....रुपये

प्राप्त पशुपालन की भूमि घोटाला
एन काठमडल लोन की राशि में
दर्जित राशि

हस्ताक्षर
11/12/20

जमीन दर्जिका फंकी से मिलान किया
जमीन का दर/वर्ग.....33,805.51
कच्चा मकान का दर/वर्ग फीट.....
पक्का मकान का दर/वर्ग फीट.....
फ्लैट का दर/वर्ग फीट.....
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fingerprint Shishupal Singh

94130 161120

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and enter into at Ranchi on the *11th* day of *December*, 2020 (Two thousand twenty) A.D. of the Christian Era.

BETWEEN

(1) Mr. SHISHUPAL SINGH (UID No. 3622 0534 4884, PAN: BDSPS 5627M; Mobile No 9431593294), S/o Late Fojdar Singh, grand father's name- Late Ram Udar Singh, by faith - Hindu, by caste- Rajput by occupation - Business resident of B.I.T., Gate Rudia, Mesra, P.O.- Newri Vikash, P.S.- Sadar, Dist.- Ranchi, Jharkhand.

(2) Mrs. ALKA SINGH (UID No. 6346 5650 8196, PAN: AKVPA 0382N; Mobile No 8789722911), W/o Mr. Harendra Prasad Singh, D/o Late Ram Swarath Singh, grand father's name- Late Manohar Singh, by faith-
JWALADEVI CONSTRUCTION LLP

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11/12/20
Director

JWALADEVI CONSTRUCTIONS/LLP

Pallavi Singh

[Signature]
PARTNER

SHISHUPAL SINGH
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ALKA SINGH
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Finger prints of Pallavi Singh

Pallavi Singh
11/12/20



Finger prints of Alka Singh

अलका सिंह
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BIHAAN INFRASTRUCTURE LLP

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Director

Finger prints of Harendra Singh

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JWALADEVI CONSTRUCTION LLP

Finger prints of Harendra Singh
JWALADEVI CONSTRUCTIONS LLP

u → d
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Director

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PARTNER

PART-II
(ALLOCATION OF SECOND PARTY/ DEVELOPER)
BLOCK-A

Sl. No.	Flat No.	Floor	Super Built-up area (in sq.ft.)
01	A	Second Floor	1294
02	B	Second Floor	947
03	C	Second Floor	954
04	D	Second Floor	1328
05	E	Second Floor	1336
06	F	Second Floor	1053
07	G	Second Floor	1228
08	A	Fourth Floor	1294
09	B	Fourth Floor	947
10	C	Fourth Floor	954
11	D	Fourth Floor	1328
12	E	Fourth Floor	1336
13	F	Fourth Floor	1053
14	G	Fourth Floor	1228
15	A	Fifth Floor	1294
16	B	Fifth Floor	947
17	C	Fifth Floor	954
18	D	Fifth Floor	1328
19	E	Fifth Floor	1336
20	F	Fifth Floor	1053
21	G	Fifth Floor	1228
22	A	Sixth Floor	1294

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JWALADEVI CONSTRUCTIONS LP

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Director

BIHAAN INFRASTRUCTURE

JWALADEVI CONSTRUCTIONS LP Director

11/12/20
PARTNER

Hindu, by caste- Rajput by occupation - Housewife, permanent resident of Ward No. 14, Qrt. No. M/177, Jarhi Colony, P.S.- Bhatgaon, Dist- Surajpur- 497235, Chhattisgarh, at present residing at B.I.T., Gate Rudia, Mesra P.O.- Newri Vikash, P.S.- Sadar, Dist.- Ranchi, Jharkhand.

V 11/12/20

(3) Mrs. PALLVI SINGH (UID No. 9756 3634 4177, PAN: GCIPS 4861M; Mobile No 9431593294), W/o Mr. Shishupal Singh, D/o Late Ram Swarath Prasad Singh @ Ram Swarath Singh, grand father's name- Late Manohar Singh, by faith - Hindu, by caste- Rajput by occupation - Housewife, resident of B.I.T., Gate Rudia, Mesra , P.O.- Newri Vikash, P.S.- Sadar, Dist.- Ranchi, Jharkhand.

पल्लवी सिंघ 11/12/20

(4) Mr. HARENDRA PRASAD SINGH (UID No. 2899 0899 9266; PAN- BEQPS 9937H; Mobile No 8789722911), S/o Mr. Mahendra Prasad Singh, grand father's name- Late Gaadhar Singh, by faith - Hindu, by caste- Rajput by occupation - Business permanent resident of Ward No. 14, Qrt. No.- M/177, Jarhi Colony, P.S.- Bhatgaon, Dist- Surajpur- 497235, Chhattisgarh, at present residing at B.I.T., Gate Rudia, Mesra, P.O.- Newri Vikash, P.S.- Sadar, Dist.- Ranchi, Jharkhand.

हरेन्द्र 11.12.20

(5) M/s BIHAAN INFRASTRUCTURE LLP, a company registered under the Indian Companies Act, 1956 having its registered office at C/o Mrs. Pallvi Singh, B.I.T. Gate, Meshra, P.S. Sadar, Dist.-Ranchi (PAN of Company AARFB 1222C) through its Director Mr. Harendra Prasad Singh (UID No. 2899 0899 9266; PAN- BEQPS 9937H; Mobile No 8789722911), S/o Mr. Mahendra Prasad Singh, grand father's name- Late Gaadhar Singh, by faith - Hindu, by caste- Rajput by occupation - Business permanent resident of Ward No. 14, Qrt. No.- M/177, Jarhi Colony, P.S.- Bhatgaon, Dist- Surajpur- 497235, Chhattisgarh, at present residing at B.I.T., Gate Rudia, Mesra P.O.- Newri Vikash, P.S.- Sadar, Dist.- Ranchi, Jharkhand, hereinafter jointly referred to as LAND

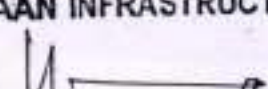
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JWALADEVI CONSTRUCTIONS LLP
JWALADEVI CONSTRUCTION LLP

BIHAAN INFRASTRUCTURE LLP


PARTNER

11/12/20
Director


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Director

OWNERS/ FIRST PARTY (which term or expression unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors, representative, executors, administrators and assigns) of the ONE PART.

AND

M/s JWALADEVI CONSTRUCTION L.L.P., a company duly registered under the Indian Companies Act, 1956, having its registered office at Block-B, GANGAJAL VALLEY APARTMENT, Bariatu, P.S.-Bariatu, Distt.-Ranchi, through its Director Mr. Sunil Kumar Singh, (AADHAR No.-301354857851; PAN- BCPPS 6446A; Mobile No. 9031212925), S/o Late Awadh Bihari Singh grand father's name - Late Bindeshwar Prasad Singh, by faith Hindu, by Caste.- Rajput, by occupation- Business, resident of Ganga Jal Valley Apartment, Bariatu, P.S.-Bariatu, Dist.- Ranchi, in the State of Jharkhand, Nationality-Indian, who is duly authorized by the Boards of Directors of the company, hereinafter referred to as DEVELOPER/ SECOND PARTY (which terms or expression unless excluded by or repugnant to the subject or Context shall mean and include his legal heirs, successors, inheritors, representatives, Nominees, administrators, executors, and assigns) of the OTHER PART. (PAN: AAQFJ5774N)

WHEREAS the member of the First Party No.1/ Mr. Shishupal Singh is the owner of landed property lies under Khata No.- 94, Thana No.- 169, portion of R.S.Plot No. 1611, sub plot no.- 1611/ part, measuring an area of 12 Decimals and land lies under Khata No.- 30, R.S.Plot No. 1613, sub plot no.- 1613/ part, measuring an area of 05 Decimals, total area 17 Decimals (more or less) situated in Village- Mesra, Police Station-Sadar, within Town and District of Ranchi in the State of Jharkhand, more fully described in Part-I of the Schedule-A hereunder.

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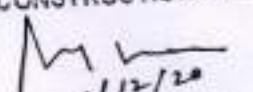
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JWALADEVI CONSTRUCTION LLP

BIHAAN INFRASTRUCTURE LLP

JWALADEVI CONSTRUCTIONS LLP


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Director

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Director

PARTNER

AND WHEREAS the member of the First Party No.2/ Mrs. Alka Singh is the owner of landed property lies under Khata No.- 94, Thana No.- 169, portion of R.S.Plot No. 1611, sub plot no.- 1611/ part, measuring an area of 19.5 Decimals (more or less) situated in Village- Mesra, Police Station-Sadar, within Town and District of Ranchi in the State of Jharkhand, more fully described in Part-II of the Schedule-A hereunder.

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AND WHEREAS the member of the First Party 3/ Mrs. Pallvi Singh is the owner of landed property lies under Khata No.- 94, Thana No.- 169, portion of R.S.Plot No. 1611, sub plot no.- 1611/ part, measuring an area of 19.5 Decimals (more or less) situated in Village- Mesra, Police Station-Sadar, within Town and District of Ranchi in the State of Jharkhand, more fully described in Part-III of the Schedule-A hereunder.

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AND WHEREAS the member of the First Party No. 4/ Mr. Harendra Prasad Singh is the owner of landed property lies under Khata No.- 94, Thana No.- 169, portion of R.S.Plot No. 1611, sub plot no.- 1611/ part, measuring an area of 4.5 Decimals and R.S.Plot No. 579, sub plot no.- 579/ part, measuring an area of 7.5 Decimals, total area 12 Decimals (more or less) situated in Village- Mesra, Police Station-Sadar, within Town and District of Ranchi in the State of Jharkhand, more fully described in Part-IV of the Schedule-A hereunder..

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AND WHEREAS the member of the First Party no. 5/ M/s Bihaan Infrastructure LLP is the owner of landed property lies under Khata No.- 94, Thana No.- 169, portion of R.S.Plot No. 1611, sub plot no.- 1611/ part, measuring an area of 8.25 Decimals (more or less) situated in Village- Mesra, Police Station-Sadar, within Town and District of Ranchi in the State of Jharkhand, more fully described in Part-V of the Schedule-A hereunder.

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AND WHEREAS in order to develop their respective landed property, the members of the First party/ the

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PARTNER

Director

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landowners have mutually amalgamated their respective land having total area of 76.25 Decimals more fully described in PART- VI of the Schedule "A" hereunder and shown in RED Wash in the map attached herewith.

AND WHEREAS during the revisional survey the land lies under Khata No.- 94, Plot No.- 1611 total area of 81 Decimals and Plot No. 579 having total area of 1.25 Acres of village Mesra was recorded in the name of Bhagwan Sahu as kayami and the Land lies under Khata No.-30, R.S.Plot No. 1613 having total area of 35 Decimals of village Mesra was recorded in the name of Charka Mirdaha and Balwa Mirdaha as kayami.

AND WHEREAS in the year 1977, the recorded tenant had exchanged his 54 Decimals of land of Plot No.- 1611 for the land belongs to Harkhu Sahu, Charku Sahu, Lalu Sahu and Dineshwar Sahu all are sons of Jibadhan Sahu by virtue of a registered deed of Exchanged vide Deed No. 1417 dt. 19.02.1977 duly entered into Book No.-1, Vol. No. 10 running from page No.- 426 to 429 for the year 1977 kept in the office of DSR, Ranchi. And whereas after said exchange of land Harkhu Sahu and others came into peaceful possession over 54 Decimals of land of Plot No.- 1611.

AND WHEREAS after purchase of above referred land Harkhu Sahu, Charku Sahu, Lalu Sahu and Dineshwar Sahu all are sons of Jibadhan Sahu jointly got their name mutated in the office of Circle Officer, Kanke vide Mutation case No.- 5145R/27/2016-17 and paying rent to the State.

AND WHEREAS recorded tenant of Plot No.- 579 of village Mesra namely Bhagwan Sahu sold the entire area of Plot No.- 579 to Harkhu Sahu, Charku Sahu, Lalu Sahu and Dineshwar Sahu all are sons of Jibadhan Sahu by three separate sale deeds and put them into peaceful possession thereof.

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PARTNER
Handwritten signature and date: 11/12/20
Director

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Director

AND WHEREAS after purchase of above referred land Harkhu Sahu, Charku Sahu, Lalu Sahu and Dineshwar Sahu all are sons of Jibadhan Sahu jointly got their name mutated in the office of Circle Officer, Kanke vide Mutation case No.- 5145R/27/2016-17 and paying rent to the State.

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AND WHEREAS descendants of the recorded tenants of Plot No.- 1613, namely Shukhdeo Mirdha and other sold 16 Decimals of land out of the total land to Harkhu Sahu and other by virtue of a registered deed of sale vide Deed No. 1333, Sl. No.- 1385 dt. 05.02.1973 duly entered into Book No.-1, Vol. No. 72 running from page No.- 226 to 228 for the year 1973 kept in the office of DSR, Ranchi and put them into peaceful possession thereof.

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AND WHEREAS the descendants of Late Harkhu Sahu, Late Charku Sahu, Lalu Sahu and Dineshwar Sahu have partitioned their joint property and came into separate possession over their respective shares.

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AND WHEREAS, the First Party No.1/ Mr. Shishupal Singh has purchased 17 decimals of land from its erstwhile owner Rajesh Kr. Sahu S/o Late Charku Sahu, by virtue of a registered deed of sale vide Deed No. 5979/5255 dt. 06.08.2016 duly entered into Book No.-1, Vol. No. 534 running from page No.- 137 to 182 for the year 2016 kept in the office of DSR, Ranchi.

AND WHEREAS after purchase of the said land the First Party No.-1 got his name mutated in the office of Circle Officer, Town Anchal Ranchi, vide Mutation case No.- 2814/R27/2016-17 dt. 20.12.2016 and paying rent to the State.

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AND WHEREAS, the First Party No.2/ Mrs. Alka Singh has purchased 19.5 decimals of land from its erstwhile owners Rajesh Kr. Sahu and Dineshwar Sahu by virtue of a registered deed of sale vide Deed No. 6823/6018 dt.

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31.10.2017 duly entered into Book No.-1, Vol. No. 627 running from page No.- 325 to 378 for the year 2017 kept in the office of DSR, Ranchi.

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AND WHEREAS after purchase of the said land the First Party No.-2 got her name mutated in the office of Circle Officer, Town Anchal Ranchi, vide Mutation case No.- 3242/R27/2017-18 dt. 13.12.2017 and paying rent to the State.

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AND WHEREAS, the First Party No.3/ Mrs. Pallvi Singh has purchased 19.5 decimals of land from its erstwhile owners Kailash Sahu, Jai Mohan sahu both are sons of Late Harkhu Sahu, Prakash Kumar and Satish Kumar both are sons of Late Rajendra Sahu, by virtue of a registered deed of sale vide Deed No. 6824/6019 dt. 31.10.2017 duly entered into Book No.-1, Vol. No. 627 running from page No.- 379 to 432 for the year 2017 kept in the office of DSR, Ranchi.

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And whereas after purchase of the said land the First Party No.-3 got her name mutated in the office of Circle Officer, Town Anchal Ranchi, vide Mutation case No.- 3241R27/2017-18 dt. 13.12.2017 and paying rent to the State.

AND WHEREAS, the First Party No.4/ Mr. Harendra Prasad Singh has purchased 12 decimals of land from its erstwhile owner Rajesh Kumar Sahu by virtue of a registered deed of sale vide Deed No. 8493/7522 dt. 15.12.2017 duly entered into Book No.-1, Vol. No. 780 running from page No.- 473 to 522 for the year 2017 kept in the office of DSR, Ranchi.

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And whereas after purchase of the said land the First Party No.-4 got his name mutated in the office of Circle Officer, Town Anchal Ranchi, vide Mutation case No.-

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4040R/27/2017-18 dt. 25.01.2018 and paying rent to the State.

AND WHEREAS, the First Party No.5/ M/s Bihaan Infrastructure LLP has purchased 8.25 decimals of land from its erstwhile owner Lalu Sahu by virtue of a registered deed of sale vide Deed No. 5173/4650 dt. 13.06.2018 duly entered into Book No.-1, Vol. No. 467 running from page No.- 563 to 616 for the year 2018 kept in the office of DSR, Ranchi.

AND WHEREAS after purchase of the said land, the First Party No.-5 got his name mutated in the office of Circle Officer, Town Anchal Ranchi, vide Mutation case No.- 1543R/27/2018-19 dt. 29.08.2018 and paying rent to the State.

AND WHEREAS as the member of the first party/land owners have jointly agreed to develop their 76.25 decimal of land which has been duly mentioned in Part-VI of Schedule "A" hereunder.

AND WHEREAS the aforesaid Developer offered to construct at Multistoried Residential Building Complex on the schedule Land at its own cost or resources Hereinafter referred to as "The building" and also agreed to provide Flats in the manner described in Schedule "B" for the Full and Final Value of the Schedule "A" property as consideration in exchange by receiving a right to sale the remaining residential flat/s to prospective buyers.

AND WHEREAS the land owners/ First party are interested in getting a Multistoried residential complex along with all modern facilities and amenities develop and constructed over Schedule "A" Land and to acquire a part of built up area in the same as absolute owner as consideration in Exchange for Full and Final Value of the Schedule "A" landed property.

Sanjay
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Bhatnagar
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Pallavi Sankar
11/12/20

JWALADEVI CONSTRUCTION LLP

BIHAAN INFRASTRUCTURE LLP

JWALADEVI CONSTRUCTIONS LLP

Director

Director

PARTNER

AND WHEREAS and DEVELOPER aforesaid runs their construction company under the name And style of M/s M/s JWALADEVI CONSTRUCTION L.L.P..

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AND WHEREAS the LANDOWNERS are interested for development of Area of Schedule "A" land, have negotiated with the DEVELOPER for development of land by constructing multistory building as per the provision of Ranchi Municipal Corporation, Ranchi.

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AND WHEREAS the Landowners/ First party have got the building plan sanctioned from Ranchi Regional Development Authority vide building Plan No.-RRDA/BP/0007/2019 dt. 24.10.2019 and agreed/ authorize the Developer to construct the building in terms of this Development agreement.

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AND WHEREAS it has been agreed between the parties that the Developer has right and Liberty to amalgamate any adjacent land with the Schedule "A" property in order to construct a multistoried building and shall utilize the FAR remain available in sanctioned plan No RRDA/BP/0007/2019 dt. 24.10.2019. In such a situation, the landowners/ First party shall have no objection in this regard. The landowners shall not claim any additional area/interest, except what has been agreed to allot them against their property mentioned in Schedule "A" hereunder.

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AND WHEREAS on declaration of marketable title by the landowners of their Schedule "A" Land, the DEVELOPER has agreed to develop Schedule "A: land by way of constructing a Multistoreyed residential building complex comprising Basement + Ground plus Nine upper Floors as per the approval of map by Competent authority over Schedule "A" land, according to modern taste and Architecture.

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PARTNER Director
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Director

AND WHEREAS the DEVELOPER has proposed to give LANDOWNERS (JOINTLY) an area of 40% (Forty percent) share (it shall mean that out of the total F.A.R. achieved against the 76.25 Decimals of the land mentioned in Part-VI of Schedule "A") in residential complex which will be constructed on Schedule "A" land. The OWNER'S share i.e. 40% share out of the total F.A.R. Achieved against the Schedule land shall be allotted on the prorata basis. The same will be the Criteria for allocation of parking space. The Developer shall also pay Rs. 20,00,000/- (Rupees Twenty lakhs only) as adjustable advance to the landowners.

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AND WHEREAS the DEVELOPER shall have such right to deal with 60 % (Sixty percent) of the super built up area and the percentage of roof right and parking space along with Proportionate share of Schedule "A" land and appropriate the entire sale proceeds against its Cost and profit for constructing a Multistoried building complex for which the LANDOWNERS shall be bound to sign all conveyance in favour of the nominee or nominees of the DEVELOPER either personally or through their power of attorney holder and the DEVELOPER shall sign as confirming party to such conveyance.

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AND WHEREAS the LANDOWNERS/ First party considering offer and estimate as fair and reasonable according to prevailing market position have agreed to make delivery of possession of Schedule "A" land for its development by way of constructing Multistoreyed building complex to the DEVELOPER in accordance with the sanctioned plan.

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NOW THIS AGREEMENT WITNESSETH as follows: -

ARTICLE-1

1. "LAND OWNERS" mean the said Shishupal Singh, 2. Alka Singh, 3. Pallvi Singh, 4. Harendra Prasad Singh and 5. M/s Bihaan Infrastructure LLP along

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 Director
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their power of attorney holder and respective successor-in interest.

2. DEVELOPER shall mean the said M/s Jawaladevi Construction L.L.P, and its successor in interest and assigns.
3. LAND PROPERTY shall mean all that piece and parcel of land more particularly described in Schedule A.
4. BUILDING shall mean the building to be constructed on land property in accordance with the plan sanctioned by Ranchi Regional Development Authority.
5. FLAT shall mean a covered space consisting of bed rooms, living room, bath room, Kitchen, Balcony/Verandah etc. more particularly described in appended schedule with common super built up area.
6. PARKING SPACE shall mean any place in covered area reserved for parking of motor car at ground floor, more particularly described in appended schedule.
7. COMMON FACILITIES - Common facilities and amenities shall include corridors, hallways stair ways, passage ways, shifts, drive ways, common lavatories, pump room, tube wells, over head tanks, water pumps and motor and other facilities which may be mutually agreed upon between the parties and required for establishment location enjoyment provisions maintenance and/or management of the building including the roof and terrace of the building more particularly described in schedule.
8. COMMON EXPENSES shall mean and include a proportionate share of the cost charges and expenses for working maintenance upkeep repairs proportionate share of Municipal and property tax

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JWALADEVI CONSTRUCTIONS L.L.P

JWALADEVI CONSTRUCTION LLP

PARTNER

Director

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Director

13. TRANSFEREE shall include any natural or Juristic Person like Company, Association, or persons competent to enter into contract and to whom any space in the building has been transferred.

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14. SUPER BUILT UP AREA shall mean and include the carpet area of the flats, wall area, verandah / balcony / cupboard area, the proportionate area of stair case, guardroom and generator room, if any and such areas used for common purpose for the proposed inhabitants of the said building.

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15. FORCE MAJURE

The Developer shall not be regarded in breach if any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions below and it shall not be liable to pay any interest or damages for the following event;

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- I. Fire
- II. Natural Calamity, such as storm, cyclone, Flood Tempest etc.
- III. Labour Unrest;
- IV. Local Problem such as Riot, Mob-Violence, Bandh, Strike, The and terrorist Attach;
- V. Any prohibitory order from a Court of Law or the any government agency/agencies for any reasons what so ever;
- VI. Delay in obtaining electricity connection:
- VII. Any other unavoidable circumstances beyond the control of the Developer/ Second party.

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16. Words importing singular shall include plural and vice versa.

17. Words importing masculine gender shall include feminine and neuter genders, like wise words

JWALADEVI CONSTRUCTION LLP

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PARTNER

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Director

and other taxes and levies and related to or connected with the said building and land property.

- 9. SALEABLE SPACE shall mean and include the space in building available for independent use and occupation after making due provisions for common facilities and the space requires thereof.
- 10. LANDOWNER'S ALLOCATION shall be the 40% of the built-up area out of the total FAR achieved against the Schedule-A land (i.e. **76.25** decimal) in form of flats and parking space (more particularly described in Part-I of schedule-'B') in the aforesaid building as per specifications and agreed upon by the landowners and the Developer. The 40% area shall be the area of the total F.A.R. achieved against the schedule and or as per the F.A.R. allowed by the R.R.D.A.
- 11. DEVELOPER'S ALLOCATION shall mean the total constructed area i.e. 60% super built up area out the total super built up area in the 60% aforesaid building in form of flats and parking space (more particularly described in Part-II of schedule-'B') in the aforesaid building together with the right, title, interest in common facilities and amenities including the right to the user thereof and also the car parking space available at the said premises after providing for owners allocation and same percentage in roof right.
- 12. TRANSFER with its grammatical variation shall include transfer by voluntary handing over of possession and by any other means adopted for effecting what is understood as a transfer of space in Multistoreyed building to purchaser thereof, although the same may not be within the definition of the term as given in the Transfer of property Act or other enactments.

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JWALADEVI CONSTRUCTION LLP

JWALADEVI CONSTRUCTIONS LLP

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Director

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Director

PARTNER

importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine gender.

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ARTICLE II - COMMENCEMENT.

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

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ARTICLE III - CONTINUATION

This agreement shall be in force for a period of 60 (Sixty) months with an additional grace period of 12 (twelve) months, starting from date of sanctioned of the map subject to force major clause provided that stipulated period of 60 months include completion of structures in all manner including all facilities, amenities, handing over LANDOWNER'S SHARE in finished condition along with completion of relevant documents with regard to LANDOWNER'S share, Schedule 'B' property and other, as required to complete deal.

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ARTICLE IV - GRACE PERIOD

Fixed period of 60 (Sixty) months can be extended for further 12(Twelve) months on mutual consent if circumstances so require.

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ARTICLE V - NAME OF APARTMENT

Name of the apartment proposed to be constructed shall be "SHREE SAI ENCLAVE". The proposed apartment shall consist of Basement + ground floor and Nine floors on it.

ARTICLE VI - THE SCHEME

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

1. The DEVELOPER will invite and select purchaser(s) agreeing to acquire on an ownership basis flat / flats in proposed building to be constructed over PART-VI

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JWALADEVI CONSTRUCTION LLP
PARTNER

BIHAAN INFRASTRUCTURE

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Director

Handwritten date: 11/12/20

Director

of Schedule 'A'. The DEVELOPER would construct flats along with other common parts, common amenities and common facilities pertaining to the same.

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2. The agreement of sale will be prepared, inspected and approved by the DEVELOPER where in the landowner's shall give registered general power of attorney for Developer share. It shall be obligatory for the Landowners to enter into such agreement with intending purchaser/s who is/are nominee/s of the DEVELOPER.

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3. The building plan has been sanctioned from RRDA and the Landowners hereby empower the DEVELOPER to sign any document required for the construction and completion of the building and to file revised building plan if required in future.

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4. After the delivery of the possession of the flats in the aforesaid building by the DEVELOPER to the Landowners, the latter shall enjoy soon the rights and privileges and will be subjected to the same liabilities as other flat owners or the prospective purchaser/s as provided in the DEVELOPER'S SALE AGREEMENT or otherwise.

5. Upon handing over of possession of the flats to the Landowners, the latter agree to pay to the DEVELOPER, the proportionate share of common expenses of all taxes, outgoing and other charges, hereunder written from and after such date. The developer has right to entered into an agreement for sale from prospective buyers after getting the sanction of plan by RMC and to receive booking amount, which shall be spent in the construction of Multistory Building at the risk of the developer only.

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ARTICLE VII - BUILDER'S RIGHT

1. The Landowners hereby grant subject to what has been hereinafter provided the exclusive right to the

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JWALADEVI CONSTRUCTION LLP

B:HAAN INFRASTRUCTURE LLP

PARTNER

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Handwritten signature of B:Haan Infrastructure LLP Director

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Director

Director

DEVELOPER to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and/or transfer and/or construction in accordance with the plan to be sanctioned by Ranchi Municipal Corporation with or without amendment and/or modification made or caused by the DEVELOPER.

The DEVELOPER shall be at liberty to sell in any rate of his allotted portion i.e. 60% (Sixty percent) of the total super built up constructed area along with same percentage of space for Car Parking and right for same area in roof of top floor.

ARTICLE IX - MISCELLANEOUS

1. The Landowners and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein, shall be deemed to construe as partnership between the DEVELOPER & the LANDOWNERS as a joint venture between the parties hereto in any manner or shall the parties hereto constitute as an association of persons.
2. It is understood that from time to time to facilitate the construction of the building by the DEVELOPER and transfer of flats, various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners relative to which specific provisions may not have been mentioned herein. The LANDOWNERS hereby undertake to do all such acts deeds matters and things that may be reasonably required to be done in the matter and the LANDOWNERS also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the LANDOWNERS and/or

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JWALADEVI CONSTRUCTION LLP
JWALADEVI CONSTRUCTIONS LLP

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PARTNER

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11/12/20
Director

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Director

go against the spirit of this agreement. The LANDOWNERS are also undertake to sign execute all such additional applications and other documents as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the LANDOWNERS and/or go against the spirit of this agreement. The LANDOWNERS are also simultaneously executing and registering a Revocable General Power of Attorney in favour of the DEVELOPER or its nominee so that there may not be any delay or difficulty because of any other incapacitating cause on the part of LANDOWNERS or any of them.

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Further more, it has been agreed between the parties that the landowners shall have no objection if the Developer will amalgamate the schedule land with any adjacent land for the construction of the proposed building/s in futures in order to make the project more lucrative and bigger in size & shape.

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- 3. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available deemed to have been served on the LANDOWNERS if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the Registered Office of the DEVELOPER.

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- 4. Nothing in these present shall be construed as a demise or assignment or conveyance in law by the LANDOWNERS of the Land property or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in to commercially exploit the same in terms thereof provided, however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions without creating any financial liability of the LANDOWNERS or affecting their estate and

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PARTNER

Director

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interest in the LAND PROPERTY and it being expressly agreed and understood that in no event the LANDOWNERS shall be responsible and / or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the builder shall keep expenses if arise due to construction and the LANDOWNERS will not be responsible for all expenses and liabilities of DEVELOPER.

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5. As and from the date of completion of the building, the DEVELOPER and/or its transferees and the LANDOWNERS and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space/flats.

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6. There is no existing agreement regarding the development or sale of the said Land and that all other agreement, if any, prior to this agreement have been cancelled and are being suspended by this agreement. The LANDOWNERS assure and guarantees that the Landed Property is free from any encumbrance, attachment, charge, claim or demand whatsoever by or from anyone whosoever and that they have absolute authority, perfect right and Indefeasible title to enter into this Development Agreement with the Builder/ Developer and that the LANDOWNERS shall not only compensate all and whatsoever loss or damage that may be suffered by the Builder/ Developer because of any defects and/or deficiency on LANDOWNER'S title and/or possession of the Land Property but shall also be penally liable for causing wrongful loss to the Builder/Developer and wrongful gain to themselves by misrepresentation.

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7. That it is clearly agreed between the parties that in the sale deed executed by the LANDOWNERS in favour of the BUILDER/DEVELOPER, his nominee/nominees, all the consideration amount for the flat/flats shall be actually paid to DEVELOPER.

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JWALADEVI CONSTRUCTION LLP
PARTNER

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Director

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Director

8. It shall be obligatory on the part of the LANDOWNERS to become member of the FLAT/ OWNERS' association or society formed by the members staying in the proposed building and this association of the Landowner will repair and maintain the property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property and the building, shall be payable by all the flat OWNERS. The flat OWNER'S Association shall be the apex body relating to interest of all the flat OWNERS and shall work for the peaceful living of the member. The LANDOWNERS will be liable to pay their respective charges against maintenance of proposed building.
9. The LANDOWNERS shall from the date of taking possession, maintain the said flats at their own cost in a good and tenantable condition and shall not do or cause to do any thing in or to the said building or part thereof which may be against by laws of local authority or any of the statutory bodies which may cause hardship to other co-occupants, alter or make additions in or about the said building / flats or part thereof.
10. The building shall be completed within 60 months from the date of sanctioned of the map subject to the Grace Clause above, However, delays in account of slow payments from the intending purchasers may delay the completion period of the building in such events the LANDOWNERS shall have no right to claim from the DEVELOPER in this account any damage which may caused due to delay in the handing over possession of the Owner's Share. However, the Landowner may claim loss of rent against the owners share.
11. The Municipal taxes, land revenue and electricity etc. will be borne by the DEVELOPER from the date of vacation of the existing house by the

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JWALADEVI CONSTRUCTION LLP
PARTNER
11/12/20
Director

BIHAAN INFRASTRUCTURE LLP
11/12/20
Director

LANDOWNERS till the possession of flats is given. The LANDOWNERS shall pay the service tax if any claim by the concerned department.

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12. The DEVELOPER has been authorized to amalgamated schedule land of the first parties with the adjustment land (if available) in one unit in order to construct a composite building. The LANDOWNERS shall only be entitled to their shares as per Schedule B, mentioned herein below. The developer shall use the available FAR of the sanctioned plan No. RRDA/BP/0007/2019 dt. 24.10.2019 (if any) in building plan application which may be filed for the construction of building/s over the adjacent land.

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13. At the option of the LANDOWNERS and the DEVELOPER, the fractional share of a completed flat shall be either purchase by the LANDOWNERS or by the DEVELOPER @ Rs. 1800/- per sq.ft. from the LANDOWNER/DEVELOPER as the case may be.

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14. That it has been agreed amongst the parties to this agreement that advances paid by the Developer to the landowners/ First parties and may be paid in future shall be adjusted against the shares of the landowners @ 1500/- (Rupees Fifteen hundred only) per Sq.ft.. The areas so adjusted shall be reduced the shares of land to such extent.

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ARTICLE X - LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the LANDOWNERS and the DEVELOPER jointly to defend all actions and proceedings in the title of the aforesaid landed property, if circumstances require for same but the expenses is to be incurred inconnection will be borne by the LANDOWNERS only.

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PARTNER

JWALADEVI CONSTRUCTION LLP
Director
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BIHAAN INFRASTRUCTURE LLP
Director
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2. The LANDOWNERS give irrevocable Power of Attorney by this Agreement in favour of the said DEVELOPER or its nominee, through which the said DEVELOPER is authorized to develop land according to feasibility, fix up purchaser/s and in generally, carry all the necessary activities required for the purpose of construction and disposal of flats as per sanctioned plan to the advantage and convenience of the associated parties. A irrevocable General Power of Attorney is being simultaneously executed and the same shall be read along with this agreement.
3. The LANDOWNERS are herewith handing over copy of all the relevant documents regarding title, possession, municipal taxes and other legal papers concerning the landed properties referred above. The LANDOWNERS further assure and confirm to the DEVELOPER any other document and their respective originals if required in connection with the said land property will be handed over by the Landowners within a reasonable time at their expenses to the Developer.

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After completion of project in all respect the Original documents shall be handed over to the Flat owner's association.

4. Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of or concerning this transaction.
5. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.

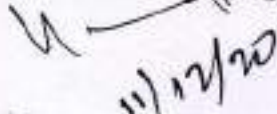
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Certificate:-

Certified that as per the Khatian the properties mentioned in Schedule below is neither a Govt. land nor has been acquired by the Govt. (either for armed force or otherwise). This land is also not a Bhoodan land. The Schedule property is out of the forest area. This is neither CCL,

JWALADEVI CONSTRUCTION LLP
 JWALADEVI CONSTRUCTIONS LLP

 PARTNER
 Director
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BIHAAN INFRASTRUCTURE LLP

 Director
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BCCL nor ECL land. This is also certified that these lands neither belong to Tribal Khata nor related to any tribal. The land is free from ceiling act. This land does not belong to any Math, Mandir, Church or Mosque.

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SCHEDULE "A"

PART- I

(Land belong to first party no.-1/ Shishupal Singh

All that piece and parcel of land lies under Khata No.- 94, Thana No.- 169, portion of R.S.Plot No. 1611, sub plot no.- 1611/ part, measuring an area of 12 Decimals and land lies under Khata No.- 30, R.S.Plot No. 1613, sub plot no.- 1613/ part, measuring an area of 05 Decimals, total area 17 Decimals (more or less) subjected to physical measurement of land situated in Village- Mesra, Police Station-Sadar, within Town and District of Ranchi in the State of Jharkhand.

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Bharon Singh
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PART- II

(Land belong to first party no.-2/ Alka Singh

All that piece and parcel of land lies under Khata No.- 94, Thana No.- 169, portion of R.S.Plot No. 1611, sub plot no.- 1611/ part, measuring an area of 19.5 Decimals (more or less) subjected to physical measurement of land situated in Village- Mesra, Police Station-Sadar, within Town and District of Ranchi in the State of Jharkhand.

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PART- III

(Land belong to first party no.-3/ Pallvi Singh

All that piece and parcel of land lies under Khata No.- 94, Thana No.- 169, portion of R.S.Plot No. 1611, sub plot no.- 1611/ part, measuring an area of 19.5 Decimals (more or less) subjected to physical measurement of land situated in Village- Mesra, Police Station-Sadar, within Town and District of Ranchi in the State of Jharkhand.

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PART- IV

(Land belong to first party no.-4/ Harendra Prasad Singh
 All that piece and parcel of land lies under Khata No.- 94,
 Thana No.- 169, portion of R.S.Plot No. 1611, sub plot
 no.- 1611/ part, measuring an area of 4.5 Decimals and
 R.S.Plot No. 579, sub plot no.- 579/ part, measuring an
 area of 7.5 Decimals, total area 12 Decimals (more or less)
 subjected to physical measurement of land situated in
 Village- Mesra, Police Station-Sadar, within Town and
 District of Ranchi in the State of Jharkhand.

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PART- V

(Land belong to first party no.-5/M/s Bihaan
 Infrastructure LLP

All that piece and parcel of land lies under Khata No.- 94,
 Thana No.- 169, portion of R.S.Plot No. 1611, sub plot
 no.- 1611/ part, measuring an area of 8.25 Decimals
 (more or less) subjected to physical measurement of land
 situated in Village- Mesra, Police Station-Sadar, within
 Town and District of Ranchi in the State of Jharkhand.

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PART- VI

(Details of land after amalgamating PART-I, II, III, IV and
 V land in one unit).

All that piece and parcel of land lies under Khata No.- 94,
 Thana No.- 169, portion of R.S.Plot No. 1611, sub plot
 no.- 1611/ part, sub plot no.- 1611/ part, sub plot no.-
 1611/ part, sub plot no.- 1611/ part sub plot no.- 1611/
 part, R.S.Plot No. 579, sub plot no.- 579/ part and land
 lies under Khata No.- 30, R.S.Plot No. 1613, sub plot no.-
 1613/ part, total area 76.25 Decimals (more or less)
 subjected to physical measurement of land situated in
 Village- Mesra, Police Station-Sadar, within Town and
 District of Ranchi in the State of Jharkhand and shown in

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PARTNER

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Director

BIHAAN INFRASTRUCTURE LLP

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Director

Red Wash in the map and shown in RED Wash in the map attached herewith.

The Land is butted and bounded as follows:-

- North : R.S.Plot No.1610 and 1609.
- South : Road.
- East : Part of R.S.Plot No.1611 and part of 1613
- West : Part of R.S.Plot No.1611, part of 1613 and part of plot no. 579

Note:- Out of the total land 3 decimals of land from Sub Plot No. 1613/Part has been gifted to R.R.D.A. for road widening. The building is being constructed over 73.25 decimals.

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3rd floor
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SCHEDULE "B"
CONSIDERATION OF PARTY

Being the building plan has been sanctioned and the construction is going on the parties have allocated their respective share's in the propose building. The land owner's/members of First Parties will be joint owner of the flats and parking spaces mention in Part-I herein below and the developer shall be owner of the flats and parking spaces mention in Part-II hereunder along with common facilities and amenities in the proposed of residential complex. The developer and the landowners are entitled to sell and receive the consideration against their respective area flat/s.

PART-I

(ALLOCATION OF FIRST PARTY/ LANDOWNERS)

LAND OWNER'S SHARES

(Jointly allotted to all the members of First Party)

BLOCK-A

Sl. No.	Flat No.	Floor	Super Built-up area (in sq.ft.)
01	A	First Floor	1294
02	B	First Floor	947

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PARTNER

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Director

BIHAAN INFRASTRUCTURE

[Signature]
11/12/20

Director

03	C	First Floor	954
04	D	First Floor	1328
05	E	First Floor	1336
06	F	First Floor	1053
07	G	First Floor	1228
08	A	Third Floor	1294
09	B	Third Floor	947
10	C	Third Floor	954
11	D	Third Floor	1328
12	E	Third Floor	1336
13	F	Third Floor	1053
14	G	Third Floor	1228
15	A	Eighth Floor	1294
16	B	Eighth Floor	947
17	C	Eighth Floor	954
18	D	Eighth Floor	1328
19	E	Eighth Floor	1336
20	F	Eighth Floor	1053
21	G	Eighth Floor	1228
22	A	Ninth Floor	1294
23	B	Ninth Floor	947
24	C	Ninth Floor	954
25	D	Ninth Floor	1328

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BLOCK-B

(Jointly allotted to all the members of First Party)

Sl. No.	Flat No.	Floor	Super Built-up area (in sq.ft.)
01	A	First Floor	970
02	B	First Floor	881

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PARTNER

Director

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[Signature]
11/12/20

Director

03	C	First Floor	573
04	D	First Floor	670
05	E	First Floor	577
06	F	First Floor	558
07	A	Third Floor	970
08	B	Third Floor	881
09	C	Third Floor	573
10	D	Third Floor	670
11	E	Third Floor	577
12	F	Third Floor	558
13	A	Eighth Floor	970
14	B	Eighth Floor	881
15	C	Eighth Floor	573
16	D	Eighth Floor	670
17	E	Eighth Floor	577
18	F	Eighth Floor	558
19	A	Ninth Floor	970
20	C	Ninth Floor	573
21	D	Ninth Floor	670
22	E	Ninth Floor	577

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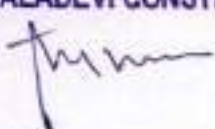
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The Developer has paid Rs. 20,00,000/- (Rupees Twenty lakhs only) as adjustable advances and the landowners acknowledged the receipt by executing this agreement. The Developer may paid advances to the landowners/ First parties in future and same shall be adjusted against the shares of the landowners @ 1500/- (Rupees Fifteen hundred only) per Sq.ft.. The areas so adjusted shall be reduced from the shares of landowners to such extent.

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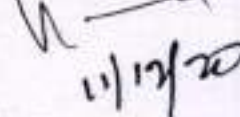
JWALADEVI CONSTRUCTIONS LLP

BHAAN INFRASTRUCTURE LLP



PARTNER

Director



Director

23	B	Sixth Floor	947
24	C	Sixth Floor	954
25	D	Sixth Floor	1328
26	E	Sixth Floor	1336
27	F	Sixth Floor	1053
28	G	Sixth Floor	1228
29	A	Seventh Floor	1294
30	B	Seventh Floor	947
31	C	Seventh Floor	954
32	D	Seventh Floor	1328
33	E	Seventh Floor	1336
34	F	Seventh Floor	1053
35	G	Seventh Floor	1228
36	E	Ninth Floor	1336
37	F	Ninth Floor	1053
38	G	Ninth Floor	1228

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BLOCK - B

Sl. No.	Flat No.	Floor	Super Built-up area (in sq.ft.)
01	A	Second Floor	970
02	B	Second Floor	881
03	C	Second Floor	573
04	D	Second Floor	670
05	E	Second Floor	577
06	F	Second Floor	558
07	A	Fourth Floor	970
08	B	Fourth Floor	881

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09	C	Fourth Floor	573
10	D	Fourth Floor	670
11	E	Fourth Floor	577
12	F	Fourth Floor	558
13	A	Fifth Floor	970
14	B	Fifth Floor	881
15	C	Fifth Floor	573
16	D	Fifth Floor	670
17	E	Fifth Floor	577
18	F	Fifth Floor	558
19	A	Sixth Floor	970
20	B	Sixth Floor	881
21	C	Sixth Floor	573
22	D	Sixth Floor	670
23	E	Sixth Floor	577
24	F	Sixth Floor	558
25	A	Seventh Floor	970
26	B	Seventh Floor	881
27	C	Seventh Floor	573
28	D	Seventh Floor	670
29	E	Seventh Floor	577
30	F	Seventh Floor	558
31	B	Ninth Floor	881
32	F	Ninth Floor	558

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JWALADEVI CONSTRUCTION LLP

BIHAAN INFRASTRUCTURE LLP

JWALADEVI CONSTRUCTIONS LLP

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Director

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Director

M

PARTNER

THE SCHEDULE "C" ABOVE REFERRED TO
(SPECIFICATION)

The specifications of the Building/Flats shall be as follows:-

STRUCTURE	:	RCC framed construction with in fill brick wall.
FLOORING	:	MASTER Bedroom, living/dining and other bedrooms- Antiskid tiles.
KITCHEN	:	Granite counter Top, Stainless Steel sink and Quality Wall tiles up to 2' over the counter.
TOILET	:	All toilet will be E.P.W.C. ISI Marked branded Sanitary ware and C.P. Fittings and Quality Wall tiles upto 6' height.
DOORS	:	Flush Door.
WINDOWS	:	Aluminium open able window with Glass.
INTERNAL WALL	:	Plaster of Paris finish.
ELECTRICAL	:	Concealed PVC conduit wiring, using copper conductors with stander quality Modular Switches & Socket. Adequate light and power points will be provided in each flat.(Electric fitting and fans not provided.
LIFT	:	Adequate Capacity and quality of reputed company.
GENERATOR	:	24 Hours Power backup for common services and with adequate supply to the individual flats.
ELEVATION	:	Skilled and Quality Architecture wall putty based on texture paint to make the Apartment a symbol of class.
WATER SUPPLY	:	24 Hour Water Supply from Deep Tube-well

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STATION FIVE
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11/12/20
Pallavi Singh

JWALADEVI CONSTRUCTION LLP

JWALADEVI CONSTRUCTIONS LLP

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PARTNER

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11/12/20
Director

JWALADEVI CONSTRUCTION LLP

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11/12/20

IN WITNESS were of the parties here to have here unto set and subscribed their respective words and seals on the ...11th... day of December 2020 at Ranchi after fully understanding the contents of these presents.

Witnesses

1. Arvind Kumar
Ram Nagar Mandir
Marg Boddy
Roue Ranchi
9431781780

[Signature] 11/12/20
1. (Shishupal Singh)

[Signature] 11/12/20
2. (. Alka Singh)

[Signature] 11/12/20
3. (Pallvi Singh)

2. अशोक गिरी
पिता श्री रामशंकर गिरी
वि० आइ० एच० रोड
एच०

[Signature] 11/12/20
4. (Harendra Prasad Singh)

BIHAAN INFRASTRUCTURE LLP

5. (M/s Bihaan Infrastructure LLP) Director

LANDOWNERS / FIRST PARTY
JWALADEVI CONSTRUCTION LLP

[Signature] 11/12/20

Director
DEVELOPER / SECOND PARTY



[Signature] 11/12/20

Certified that the fingers Prints of the left hand of each person whose photographs is affixed in the documents have been obtained by me.

finger prints of scnil kumar singh



Drafted by
[Signature]

(vijay K. Das)

Advocate JWALADEVI CONSTRUCTIONS LLP

E no. 6442/99 *[Signature]*

PARTNER

Mesra

नामसौजा मेसरा शीट नम्बर २३

नाम याना रोधी

याना नम्बर १६६

जिना रौची

खिल एक माइल वरामर १६ इत्य
सन् १९३३ - ३३ इती



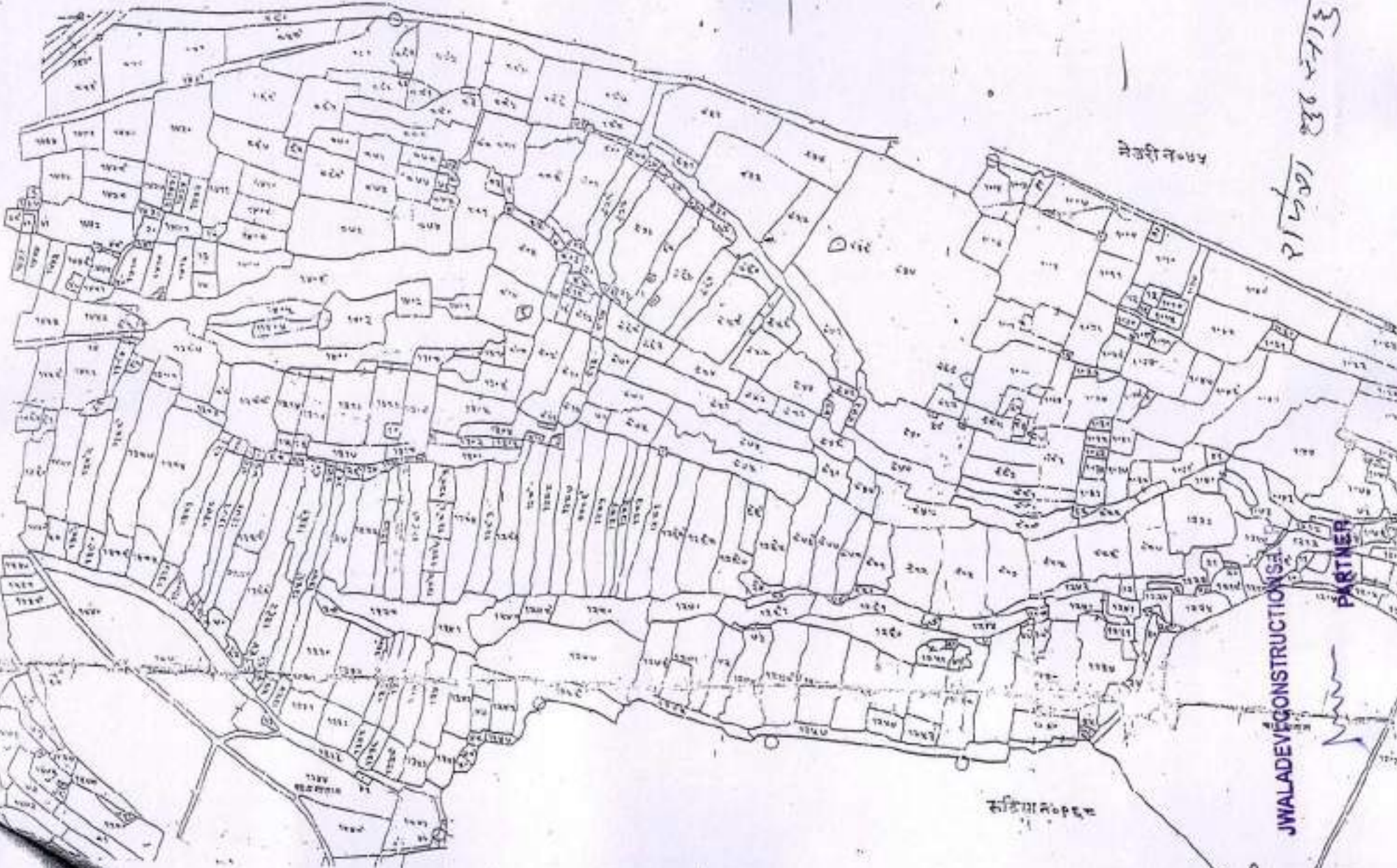
हनुप
बामा योरागादि २००४

नेदरीन ०४५

अशोकपुर

रवि
JWALADEVI CONSTRUCTIONS LLP

PARTNER



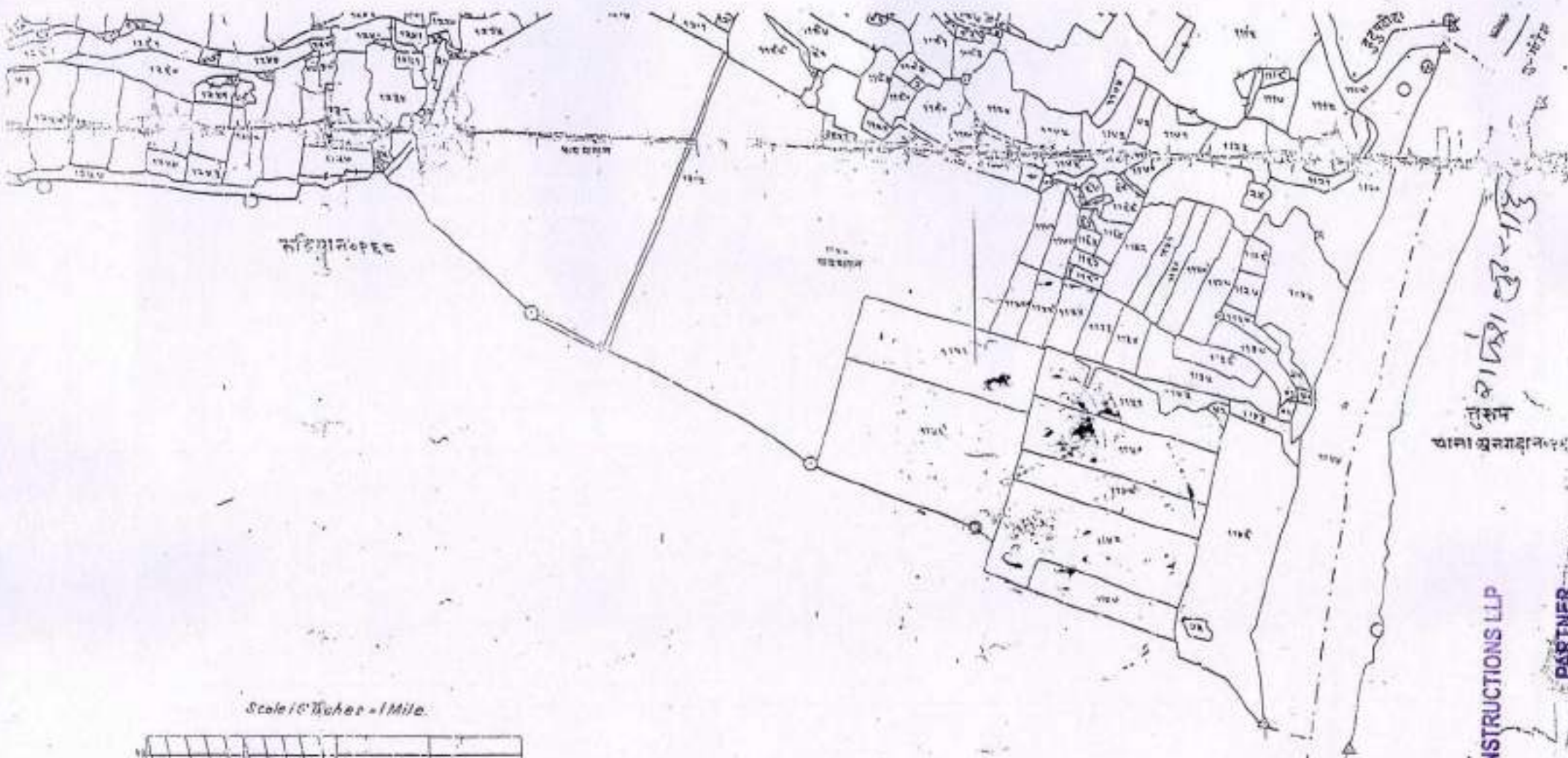
सुविधा न०५५

सुविधा न०५५

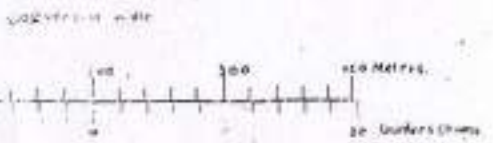
सुविधा न०५५

सुविधा न०५५

JWALADEV CONSTRUCTION SA
PARTNER



Scale 1/8" = 1 Mile.



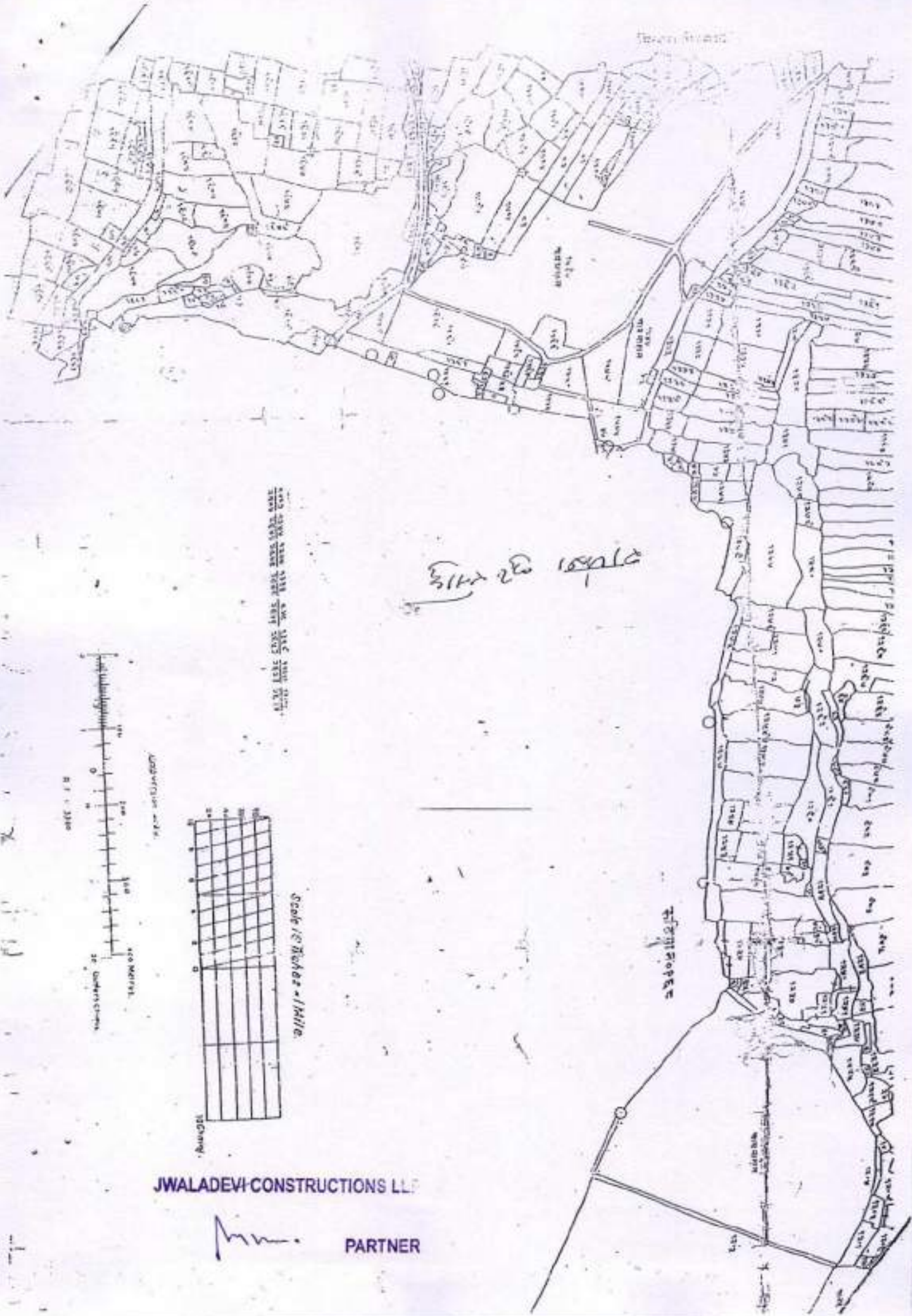
Made and published under the authority of Government.

मुसाम
शाना सुनगादान

JWALADEVI CONSTRUCTIONS LLP
PARTNER

Superintendent of Survey

विद्या रविंद्रा सरावण परमा १०३ मुडि १



प्लॉट नंबर 1000' 100 METERS 300 METERS

प्लॉट का नंबर

प्लॉट नंबर

JWALADEVI CONSTRUCTIONS LLP

[Handwritten Signature]

PARTNER

NO. 180v

गुजारी

नाम मौजा मय

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाचन्दी

वो संकुनत नम्बर।

Page No. : 26

Vol. No. : 11

Receipt No. : 0782939989

V

स्थाना नम्बर

मैसरा | 169 | Pallavi Singh

खता संख्या	खेसरा संख्या	रकबा (एकड़ में)
94	1611	0 एकड़ 19.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	1 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2017-2018)	
माल (नकदी)	19.50				19.50	19.50
गुजारी (भावली)	4.88				4.88	4.88
सेस	9.75				9.75	9.75
सूद	9.75				9.75	9.75
मुतफरकत	3.90				3.90	3.90
मौजान	47.78				47.78	47.78

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतलबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2017-2018)		
माल (नकदी)				19.50	19.50	
गुजारी (भावली)				4.88	4.88	
सेस				9.75	9.75	
सूद				9.75	9.75	
मुतफरकत				3.90	3.90	
मौजान अदायकारी				47.78	47.78	

(1) मौजान कुल (लफजों में) : Ninety Five Rupees and Fifty Six Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 95.56

तारीख अमला तहसील कुतिन्दा : 05-09-2018

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



अमलाइन मौजा

इह एक कम्प्युटर जनित प्रति है।

इह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

इसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलधिकारी से संपर्क करें।

JWALADEVI CONSTRUCTIONS LLP

(Signature)

PARTNER



झारखण्ड सरकार

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण श्रद्धि-पत्र

CRSLP140220173 12/13/2017



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	काँके	हल्का	हल्का-09
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	11	पृष्ठ संख्या वर्तमान	27	थाना न.	01

क्रमिक संख्या	केस न.	मीजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामांतरण संबंधित है			कारोबार विस्तृत सूचना			रजिस्टर 2 अद्यतन तिथि अभ्युक्ति	
						खाता न.	पृष्ठ संख्या वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	प्लॉट न.	क्षेत्रफल		लगान
20173	3242 /R27 2017 - 2018	मेसरा/ 169	राँची	12/13/2017	By Sale Deed No. 6018 Dated 31/10/2017	94	10	68	94	1611	15.5 डिसमोल	20	

केता का नाम : (alka singhपति-harendra prasad singh, जाति-राजपुत, पता-b.i.t gate rudia,newri vikash sadar, o.p-b.i.t ranchi)	जमाबंदी रैयत का नाम : हरखू साह वो चरकू साह वो लालू साह, दिनेश्वर साह-पिता- जीबाधन साह	विकेता का नाम : dineshwar sahu, पित-late jibadhan sahu, जाति-....., पता- mesra, mandatanr.sadar. o.p b.i.t ranchi
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Approved By : PRABHAT BHUSAN SINGH
अंचलाधिकारी काँके

राजस्व कर्मचारी हल्का-09 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।



JWALADEVI CONSTRUCTIONS LLP
PARTNER

खता संख्या	खेसरा संख्या	रकबा (एकड़ में)
94	1611	0 एकड़ 19.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बाबत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2017-2018)	
माल (नकदी)	20.00				20.00	20.00
गुजारी (भावली)	5.00				5.00	5.00
सेस	10.00				10.00	10.00
सूद	10.00				10.00	10.00
मुतफरकात	4.00				4.00	4.00
मीजान	49.00				49.00	49.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2018-2019)	फजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2017-2018)		
माल (नकदी)				20.00	20.00	
गुजारी (भावली)				5.00	5.00	
सेस				10.00	10.00	
सूद				10.00	10.00	
मुतफरकात				4.00	4.00	
मीजान अदायकारी				49.00	49.00	

(1) मीजान कुल (लफजों में) : Ninety Eight Rupees

(2) नाम देहिन्दा -

(3) कुल बकाया- 98.00

तारीख अमला तहसील कुनिन्दा : 05-09-2018

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

JWALADEVI CONSTRUCTIONS LLP

http://narbhoomi.nic.in/rent/citizen/payment_receipt.aspx?uid=675deb5d40cfe4541034d35823355f1e&did=35#HjA:1yNAgH5QpN/2eEA%3d%3d&wid... 1/1

PARTNER



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP140213764



नामांतरण शुद्धि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	कोँके	हल्का	हल्का-09
हस्टेट का नाम	झारखण्ड	भाग	10	पृष्ठ संख्या वर्तमान	43	थाना न.	169
		वर्तमान(VOL)					

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है			कारोबार विस्तृत सूचना			लगातार	रजिस्टर 2 अद्यतन तिथि अभिवृत्ति
						खाता न.	भाग वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	प्लॉट न.	क्षेत्रफल		
13764	2814 /R27 2016 - 2017	मेसरा/ 169	राँची	20/12/2016	By Sale Registration Deed - 5255 Dated 6/8/2016	94 30	8 8	21 21	94 30	1611 1613	12 डिसमील 5 डिसमील	18	

क्रेता का नाम :

Shishupal Singh, पिता-Late Faujdar Singh, जाति-राजपुत,
पत्ता-Bit Get Rudya Sadar Ranchi

जमाबंदी रयत का नाम :

मोहन साहु, कैलाश साहु, हरखु साहु, राजेन्द्र साहु, राजेश साहु-पिता-
घरकु साहु,

विक्रेता का नाम :

Rajesh Kumar Sahu, पिता-Late Charku Sahu, जाति-तेली,
पत्ता-Chutu Road Mesra Mandatand Sadar Ranchi

राजस्व कर्मचारी हल्का-09 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by



PRABHAT BHUSAN SINGH

अंचलाधिकारी कोँके



JWALADEVI CONSTRUCTIONS
PARTNER

नाम मौजा मय

ना नम्बर

मेसरा | 169 | Shishupal Singh

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
94	1611,1613	0 एकड़ 17 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

जौत का सालाना मांग मय तफसील (बकया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2017-2018)	
माल (नकदी)	18.00				18.00	18.00
गुजारी (भावली)	4.50				4.50	4.50
सेस	9.00				9.00	9.00
सूद	9.00				9.00	9.00
मुतफरकत	3.60				3.60	3.60
मौजान	44.10				44.10	44.10

तफसील अदायकारी

अदायकारी बावत	बकया				मौतालबा हाल (2018-2019)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2017-2018)		
माल (नकदी)				18.00	18.00	
गुजारी (भावली)				4.50	4.50	
सेस				9.00	9.00	
सूद				9.00	9.00	
मुतफरकत				3.60	3.60	
मौजान अदायकारी				44.10	44.10	

(1) मौजान कुल (तफजों में) : Eighty Eight Rupees and Twenty Paise

(2) नाम देहिन्दा -

(3) कुल बकया- 88.20

तारीख अमला तहसील कुनिन्दा : 05-09-2018

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसपत्र उपयोग किसी भी न्यायलय में सादर न. रूप में नहीं किया जा सकता है।

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

JWALADEVI CONSTRUCTIONS LLP

PARTNER



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

CRSLP140220971 1/25/2018



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	काँके	हल्का	हल्का-09
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	11	पृष्ठ संख्या वर्तमान	34	धाना न.	01

JWALAGEM CONSTRUCTIONS LLP

PARTNER

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न.	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामांतरण संबंधित है			कारोबार विलुप्त सूचना			रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
						खाता न.	भाग वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	प्लॉट न.	क्षेत्रफल	
20971	4040 /R27 2017 - 2018	मेसरा/ 169	राँची	25/01/2018	By Sale Deed No: 7522 Dated 15/12/2017	94 94	10 1	68 303	94 94	1611 579	4.5 डिसमील 7.5 डिसमील	12

विक्रेता का नाम :
(HARENDRA PRASAD SINGH/पिता-MAHENDRA PRASAD SINGH, जाति-----, पता-Ward No-14 Qrt No-M/77 Jarhi Colony Bhataganu Surajpur Chattisagarh)

जमाबंदी रैयत का नाम :
हरचु नाथ साव चगैरह-पिता-जिनधान साव

विक्रेता का नाम :
RAJESH KUMAR SAHU, पिता-LATE CHARKU SAHU, जाति-----, पता-MESRA MANDA TAND SADAR RANCHI

Approved By : PRABHAT BHUSAN SINGH
अंचलाधिकारी काँके



राजस्व कर्मचारी हल्का-09 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

No. 180v

गुजारी

कल। नाम मौजा मय

वो. नं. नम्बर

V

फरद मलकी / फरद रेयती

नाम रेयत मय वनिदयत जमावन्दी

वो. सकुनत नम्बर।

Page No. : 34

Vol. No. : 11

Receipt No. : 034132853

कि। मेसर। 169 | HARENDRA PRASAD SINGH

गाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
94	1611,579	0 एकड़ 12 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2018-2019)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2017-2018)	
माल (नकदी)	12.00				12.00	12.00
गुजारी (भावली)	3.00				3.00	3.00
सेस	6.00				6.00	6.00
सूद	6.00				6.00	6.00
मुतफरकात	2.40				2.40	2.40
मीजान	29.40				29.40	29.40

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतातबा हाल (2018-2019)	फ़ज़िल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष (2017-2018)		
माल (नकदी)				12.00	12.00	
गुजारी (भावली)				3.00	3.00	
सेस				6.00	6.00	
सूद				6.00	6.00	
मुतफरकात				2.40	2.40	
मीजान अदायकारी				29.40	29.40	

(1) मीजान कुल (तफ़ज़ों में) : Fifty Eight Rupees and Eighty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 05-09-2018

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



यह एक कम्प्यूटर जनित प्रति है।
 इस प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
 इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
 किसी भी प्रकार की असुविधियों के लिए सम्बन्धित अंयसाधिकारी से संपर्क करें।

JWALADEVI CONSTRUCTIONS LLP

(Signature)

PARTNER

F.No. 180v

मालगुजारी

माल सकेल । नाम मौजा मय

माल नो. या नम्बर



फरद मतके / फरद रे.ती

नाम रेयल मय वलिदगत जमावन्दी

माल नम्बर

Page No. : 76

Vol. No. : 11

Receipt No. : 0454

कॉक्रेट | मेसरा | 169 | Bihaan Infrastructure Lp Thro Its Director Harendra Prasad Singh

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
94	1611	3 एकड़ 8.25 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				ह (2018)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	10.00					1
गुजारी (भावली)	2.50					
सेस	5.00					
सूद	5.00					
मुतफरकात	2.00					
मीजान	24.50					24

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतलबा हाल (2018-2019)	फाजि
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावली)					2.50	
सेस					5.00	
सूद					5.00	
मुतफरकात					2.00	
मीजान अदायकारी					24.50	

(1) मीजान कुल (तफजों में) : Twenty Four Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया - 24.50

तारीख अमाना तहसील कुनिन्दा : 05-09-20

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रचर केवल प्रार्थी की जानकारी के लिए है।

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

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

JWALADEVI CONSTRUCTIONS LLP

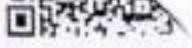
PARTNER

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण श्रद्धि-पत्र

Duplicate Copy: CRSLP/140224429 9/1/2018



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	काँके	हल्का	हल्का-09
इस्टेट का नाम	झारखंड	भाग वर्तमान (VOL)	11	पृष्ठ संख्या वर्तमान	76	थाना न.	01

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामांतरण संबंधित है			कारोबार विस्तृत सूचना			लगान	रजिस्टर अद्यतन तिथि अभ्युक्ति
						खाता न.	भाग वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	प्लॉट न.	क्षेत्रफल		
24429	1543 /R27 2018 - 2019	मेसरा/ 169	राँची	29/08/2018	By Sale Deed No. 650 Dated 13/6/2018	94	10	68	94	1611	8.25 डिसमील	10	

<p>क्रैता का नाम : (Bihaan Infrastructure Llp Thro Its Director Harendra Prasad Singh) डाइरेक्टर-Mahendra Prasad Singh, जाति-----, पत्ता-B.I.T Gate Rudia, Newri, Vikash, Sadar, Ranchi)</p>	<p>जमाबंदी रैयत का नाम : हरखू साहू वो चरकू साहू वो लालू साहू, दिनेश्वर साहू-पिता-जीबाधन साहू</p>	<p>विक्रेता का नाम : Lalu Sahu, पिता-Late Jibadhan Sahu, जाति-----, पत्ता-Mesra Manda Tand, Near Chutu Marg, Sadar, Ranchi</p>
--	--	--

Digitally Signed By : PRABHAT BHUSAN SINGH

अंचलाधिकारी काँके

राजस्व कर्मचारी हल्का-09 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है। यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है। इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।





2017/2018/10/12/001/2017

संरक्षित संस्करण

राजस्थान एवं भूमि सुधार विभाग

राजस्थान, जयपुर

क्र.सं.	प्लान नं.	प्लान का नाम	प्लान का क्षेत्र	प्लान का क्षेत्रफल (वर्ग मी.)	प्लान का क्षेत्रफल (वर्ग मी.)	प्लान का क्षेत्रफल (वर्ग मी.)	प्लान का क्षेत्रफल (वर्ग मी.)	प्लान का क्षेत्रफल (वर्ग मी.)	प्लान का क्षेत्रफल (वर्ग मी.)
20172	1003	2017-2018	राजस्थान	1003	1003	1003	1003	1003	1003

प्लान का नाम: राजस्थान एवं भूमि सुधार विभाग, जयपुर

प्लान का क्षेत्र: राजस्थान

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

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प्लान का क्षेत्रफल (वर्ग मी.): 1003

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प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003

प्लान का क्षेत्रफल (वर्ग मी.): 1003



Approved By: राजस्थान एवं भूमि सुधार विभाग, जयपुर

राजस्थान एवं भूमि सुधार विभाग, जयपुर

यह प्लान कम्प्यूटर द्वारा तैयार किया गया है

यह प्लान गैर-आधिकारिक है

इसका उपयोग किसी भी न्यायिक प्रकरण में नहीं किया जा सकता है



भारत सरकार
GOVERNMENT OF INDIA



शिशुपाल सिंह
Shishupal Singh

जन्म वर्ष / Year of Birth : 1964
पुरुष / Male



3622 0534 4884

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: फोजदार सिंह, 83, ब्रिट गेट
, रुदिया, बी आई टी गेट, रुदिया, नेवरी,
नेउरी, नेओरी विकास विद्यालय, राँची,
कांके, झारखण्ड, 835217

Address: S/O: Fojjdar Singh, 83,
BIT GATE, RUDIA, B I T GATE,
RUDIA, NEORI, Neuri, Neori
Vikas Vidyalaya, Ranchi, Kanke,
Jharkhand, 835217



1947
1800 180 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



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

JWALADEVI CONSTRUCTIONS LLP

PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHISHUPAL SINGH

FOUNDRY SINGH

02/09/1984

Permanent Account Number

BDSPS5527M

Signature



90022052

JWALADEVI CONSTRUCTIONS LLP

PARTNER



भारत सरकार

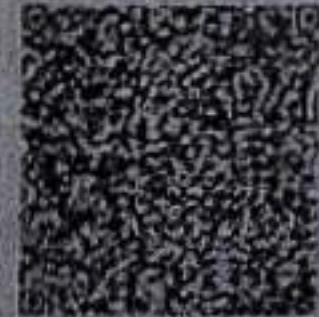
Government of India

अलका सिंह

Alka Singh

जन्म तिथि/DOB: 31/12/1979

महिला/ FEMALE



6346 5650 8196

मेरा आधार, मेरी पहचान

Alka Singh

PARTNER

JWALADEVI CONSTRUCTIONS LLP

आयकर विभाग
INCOME TAX DEPARTMENT

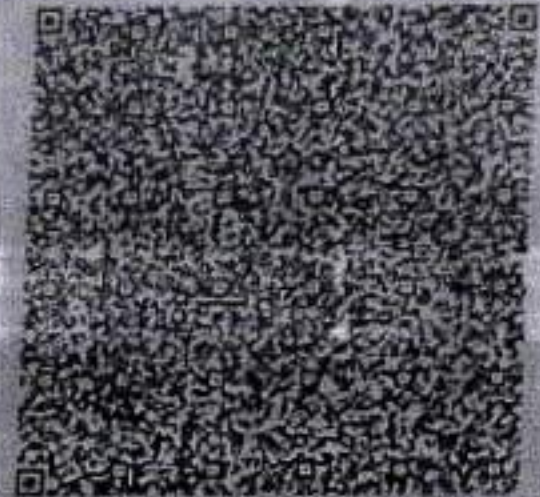


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKVPA0382N



19012020

नाम / Name
ALKA SINGH

पिता का नाम / Father's Name
RAMSWARATH SINGH

जन्म की तारीख /
Date of Birth
31/12/1979

अलका सिंह
हस्ताक्षर / Signature

PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARENDRA PRASAD SINGH

MAHENDRA PRASAD SINGH

01/01/1978

Permanent Account Number

BEQPS9937H

Mahendra Prasad Singh
Signature



PARTNER

JWAL DEV
CONSULTANTS LLP

भारत सरकार
GOVERNMENT OF INDIA



हरेन्द्र प्रमाद सिंह

Harendra Prasad Singh

जन्म तिथि/ DOB: 01/01/1978

पुरुष / MALE



2899 0899 9266

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: महेंद्र प्रमद सिंह, बॉर्ड
न-14, क्वार्टर न-एम/177,
ज़रही कॉलोनी, ज़रही,
ज़रही, जारही, सूरजपुर,
छत्तीसगढ़ - 497235

Address:

S/O: Mahendra Prasad Singh, ward
no-14, Quarter no-m/177, Jarhi colony,
Jarhi, Jarhi, Jarhi, Surajpur,
Chhattisgarh - 497235

2899 0899 9266

Aadhaar-Aam Admi ka Adhikar



भारत सरकार
GOVERNMENT OF INDIA



पल्लवी सिंह
Pallavi Singh

जन्म वर्ष / Year of Birth : 1972
महिला / Female



9756 3634 4177

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O: सिशुपाल सिंह, 83, बी आई
टी गेट रुदिया, रुदिया, नेउरी, नेओरी
विकास विद्यालय, राँची, कान्के, झारखण्ड,
835217

Address: W/O: Sishupal Singh,
83, B I T GATE RUDIA, RUDIA,
Neuri, Neori Vikas Vidyalaya,
Ranchi, Kanke, Jharkhand,
835217



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1800 180 1947



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

JWALADEVI CONSTRUCTIONS LLP

PARTNER

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BIHAAN INFRASTRUCTURE LLP



06/12/2016

Permanent Account Number

AARFB1222C

20122016

JWALADEVI CONSTRUCTIONS LLP

PARTNER



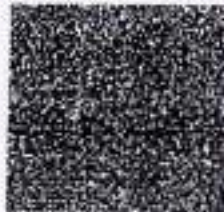
भारत सरकार
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1207/04269/19600

To
सुनील कुमार सिंह
Sunil Kumar Singh
S/O: Abadh Bihari Singh
S c / b
Bariatu
Near Sirdi Sai Hospital
Bariatu
Bariatu
Ranchi Jharkhand - 834009
9234680671

Download Date: 12/04/2018
Generation Date: 12/04/2018

Signature Not Verified



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

3013 5485 7851
VID : 9132 7313 0866 3324

मेरा आधार, मेरी पहचान

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

INFORMATION

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

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



भारत सरकार
Government of India



सुनील कुमार सिंह
Sunil Kumar Singh
जन्म तिथि/DOB: 01/01/1975
पुरुष/ MALE

3013 5485 7851
VID : 9132 7313 0866 3324

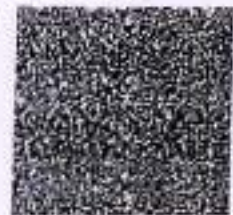
मेरा आधार, मेरी पहचान



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता
S/O: अबध बिहारी सिंह, एस सी / बी, बरियातु, सिर्डी साई
अस्पताल के पास, बरियातु, रांची,
झारखण्ड - 834009

Address:
S/O: Abadh Bihari Singh, S c / b, Bariatu,
Near Sirdi Sai Hospital, Bariatu, Ranchi,
Jharkhand - 834009



QR Code with Photograph

3013 5485 7851
VID : 9132 7313 0866 3324

JWALADEVI CONSTRUCTIONS LLP

PARTNER



[Handwritten signature]

JWALADEVI CONSTRUCTIONS L.L.

[Handwritten signature]

PARTNER



भारत सरकार
GOVERNMENT OF INDIA



अनिल गिरी
Anil Giri
जन्म तिथि/DOB: 26/01/1975
पुरुष/ MALE



2803 9509 1411

मेरा आधार, मेरी पहचान



भारतीय विशिष्टता प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: राम सकल गिरी, 102, बी आई टी गेट,
शिव मन्दिर के पास, रोडिया, रांची,
झारखण्ड - 835217



Address :

S/O: Ram Sakal Giri, 102, bit gate, near
shiv mandir, Rodiya, Ranchi,
Jharkhand - 835217



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

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

JWALADEVI CONSTRUCTIONS LLP

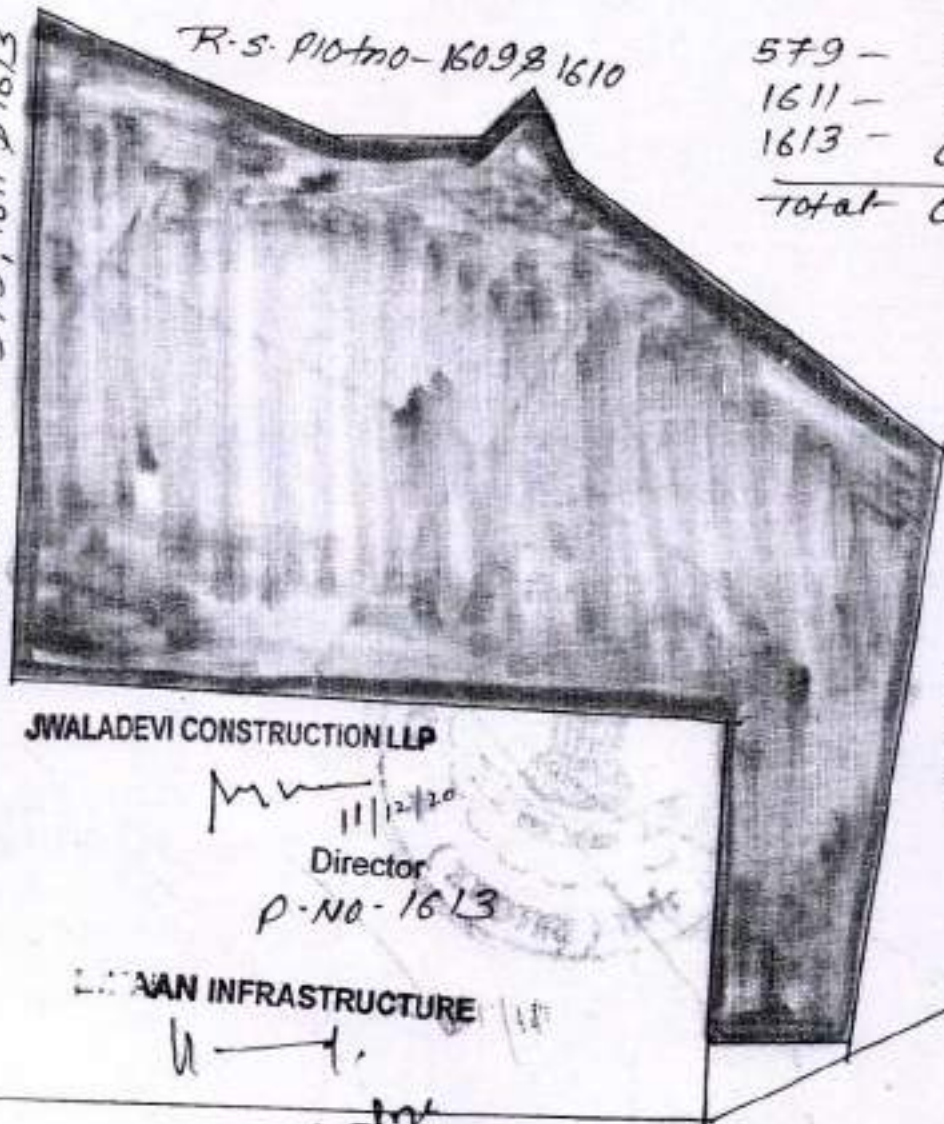
[Signature]

PARTNER



Village: → Mesra thamaro-169
 P.S. Sadar Dist Ranchi
 Area shown in red wash
 Khatano-94, R.S. Plotno-579 & 1611
 Khatano-30, R.S. Plotno-1613

R.S. Plotno - 579, 1611 & 1613



R.S. Plotno-1609 & 1610

Sub Plotno	Area
	A- Dec
579 -	0-7-50
1611 -	0-63-75
1613 -	0-02-00
<u>Total</u>	<u>0-73-25</u>

JWALADEVI CONSTRUCTION LLP

[Signature]
 11/12/20
 Director
 P-NO-1613

AN INFRASTRUCTURE
[Signature]

[Signature]
 Director
 Road

R.S. Plot
 no. 1611
 & 1613

[Signature]
 Owner

[Signature]
 11/12/20
 Pallavi Singh

अनज सिंह
 11/12/20

JWALADEVI CONSTRUCTION LLP

[Signature]
 PARTNER



Pre Registration Docket

Date :- 10-12-2020 08:08 am

Office Name :- SRO - Ranchi
Token No:- 20200000104789

Appointment :- 11-Dec-2020 Time:- 10:18

Article	Development Agreement
Pre Registration Date	02-Dec-2020
No. Of Pages	66
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 6,23,136.

Property Id: **429818**

Valuation No. : 570894 / 2020 :- 2020-2021	User Id : 6411	Date : 10-December-2020 09:40:AM	
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Rural ✓	Corporation :	Village/City : Mesra ✓	
Mesra Word No 9 - Other Road			
Volume Number - 11 26 27 10 11			
Page Number - 76 11 11 43 34			
Plot Number - 1611 579 1613			
Khata Number - 94 94 30			
Valuation Rule : Commercial land ✓			
Property Details			
1	Land area	73.25 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 73.25 x 338095-24765458.75	₹2,47,65,459/-
A	Total		₹2,47,65,459/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,47,65,500/-
Total Amount in Words : Two Crore Forty Seven Lakhs Sixty Five Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Part of R.S. Plot No.1611 and part of 1613, West: Part of R.S. Plot No.1611, Part of 1613 and Part of plot no. 579, South: Road, North: R.S. Plot No.1610 and 1609
Area	Land area : 73.25 Decimal

JWALADEVI CONSTRUCTIONS LLP

PARTNER

Other Description of the Property	Address - Mesra Sadar Ranchi
Government/Market Value	24765458.75
Transaction Amount	-

CLAIMANT	-Ms. JWALADEVI CONSTRUCTION LLP Through Its Director Sunil Kumar Singh, Address - Ganga Jal Valley Apartment, Bariatu, P.S.- Bariatu, Dist.- Ranchi- ,Father/Husband Name Late Awadh Bihari Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****7851
EXECUTANTS	-Mr. SHISHUPAL SINGH, Address - B.I.T. Gate Rudia, Mesra, P.O. - Newri Vikash, P.S.- Sadar, Dist - Ranchi- ,Father/Husband Name Late Foujdar Singh . PAN No.- ,Permission Case No.- , Aadhaar No. *****4884
	-Ms. BIHAAN INFRASTRUCTURE LLP Through Its Director Harendra Prasad Singh, Address - Ward No 14, Qrt. No- M/177, Jarhi Colony, P.S.- Bhatgaon, Dist.- Surajpur, Chhattisgarh, at present residing at B.I.T. Gate Rudia, Mesra, P.O.-Newri Vikash, P.S.- Sadar, Dist.- Ranchi- ,Father/Husband Name Mahendra Prasad Singh . PAN No.- ,Permission Case No.- , Aadhaar No. *****9266
	-Mr. HARENDRA PRASAD SINGH, Address - Ward No. 14, Qrt. No.-M/177, Jarhi Colony, P.S.-Bhatgaon, Dist.-Surajpur, Chhattisgarh at present residing at B.I.T. Gate Rudia, Mesra, P.O. - Newri Vikash, P.S.- Sadar, Dist.- Ranchi- ,Father/Husband Name Mahendra Prasad Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****9266
	-Mrs. PALLVI SINGH, Address - B.I.T. Gate Rudia, Mesra, P.O. - Newri Vikash, P.S.- Sadar, Dist.- Ranchi- ,Father/Husband Name Late Ram Swarath Prasad Singh Alias Ram Swarath Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****4177
	-Mrs. ALKA SINGH, Address - Ward No 14, Qrt. No. M/177, Jarhi Colony, P.S.- Bhatgaon, Dist.- Surajpur, Chhattisgarh, at present residing at B.I.T. Gate Rudia, P.O.- Newri Vikash, P.S.- Sadar, Dist.- Ranchi- ,Father/Husband Name Late Ram Swarath Singh , PAN No.- ,Permission Case No.- , Aadhaar No. *****8196

Witness Information	Mr. Arvind Kumar , Address - RAM NAGAR, MANDIR MARG, BARIATU, RANCHI-, Father/Husband Name-Late Sita Ram Singh
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Identifier Details	Mr. Anil Giri , Address - 102, B.I.T Gate, Near Shiv Mandir, Rudia, Sadar, Ranchi-, Father/Husband Name-Ram Sakal Giri
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Property ID: 24818		
Fee Rule: Development Agreement		
1	Stamp Duty	4

1	SP	1,980
Total		1,980

JWALADEVI CONSTRUCTIONS LLP



PARTNER

Property Id: 429818

Fee Rule:Development Agreement

1	PR	5
2	LL	13
3	E	2,000
4	A1	6,19,138
Total		6,21,156

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

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

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Pallavi Singh

JWALADEVI CONSTRUCTIONS LLP

PARTNER

Document Registration Summary 1

Date :-11-Dec-2020

- Government/Market Value: ₹24765500/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

Receipt : 405079

Receipt Date : 11-12-2020

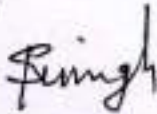
Presenter Name : -

E	₹2000
PR	₹5
SP	₹1980
LL	₹13
A1	₹619138
Stamp Duty	₹100

On Date 11-12-2020 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi



Total ₹623236

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	JwaladeviConstructionLipThroughItsDirectorSunilKumarSingh	GRN Number : 2003141383 DEPT Transaction Id : 533b610bc02b4cc8ae68 Transaction Type :	100
E	2000	2000	0	GRAS	JwaladeviConstructionLipThroughItsDirectorSunilKumarSingh	GRN Number : 2003141476 DEPT Transaction Id : 3b890b6fd5b6fa4d8296 Transaction Type :	2000
PR	5	5	0	GRAS	JwaladeviConstructionLipThroughItsDirectorSunilKumarSingh	GRN Number : 2003141476 DEPT Transaction Id : 3b890b6fd5b6fa4d8296 Transaction Type :	5
SP	1980	1980	0	GRAS	JwaladeviConstructionLipThroughItsDirectorSunilKumarSingh	GRN Number : 2003141476 DEPT Transaction Id : 3b890b6fd5b6fa4d8296 Transaction Type :	1980

JWALADEVI CONSTRUCTIONS LLP



PARTNER

A1	619138	619138	0	GRAS	JwaladeviConstructionLpThroughItsDirectorSunilKumarSingh	GRN Number : 2003141476 DEPT Transaction Id : 3b890b6fd5b6fa4d8296 Transaction Type :	619138
LL	13	13	0	GRAS	JwaladeviConstructionLpThroughItsDirectorSunilKumarSingh	GRN Number : 2003141476 DEPT Transaction Id : 3b890b6fd5b6fa4d8296 Transaction Type :	13
Sub Total	623140	623236	-96				

Article : Development Agreement Number of Pages : 132

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



JWALADEVI CONSTRUCTIONS LLP

PARTNER



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000104789

Deed Type	Development Agreement
Number of Pages	132
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 5, SP :- Rs. 1980, A1 :- Rs. 619138, LL :- Rs. 13,
Property No.	1
Valuation Details	Value :- Rs.24765459/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Mesra Location :- Other Road, Mesra Word No 9 Property Boundaries :- East: Part of R.S. Plot No.1611 and part of 1613, West: Part of R.S. Plot No.1611, Part of 1613 and Part of plot no. 579. South: Road, North: R.S. Plot No.1610 and 1609 Volume Number - 11 26 27 10 11Page Number - 76 11 11 43 34Plot Number - 1611 579 1613Khata Number - 94 94 30 Area Of Land :- 73.25 Decimal

Sh./Smt.**SHISHUPAL SINGH s/o/d/o/w/o Late Foujdar Singh** has presented the document for registration in this office

today dated :- 11-Dec-2020 Day :- Friday Time :- 13:54:31 PM









SHISHUPAL SINGH(Individual)

Party Name	Document Type	Document Number
SHISHUPAL SINGH	PAN/UID	362205344884

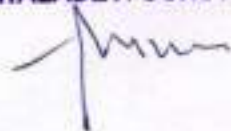
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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JWALADEVI CONSTRUCTIONS LLP



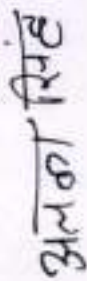

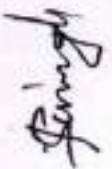

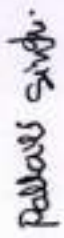
PARTNER

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	HARENDRA PRASAD SINGH Address1 - Ward No. 14, Qrt. No.- M/177, Jarhi Colony, P.S.-Bhatgaon, Dist.- Surajpur, Chhattisgarh at present residing at B.I.T. Gate Rudia, Mesra, P.O. - Newri Vikash, P.S.- Sadar, Dist.- Ranchi, Jharkhand Address2 - PAN No.: Permission Case No.-	Yes	Harendra Prasad Singh Address:- ward no-14,Quarter no-m/177, jarhi, jarhi colony, jarhi, Jarhi, , Surajpur, 497235, . Chhattisgarh, India		EXECUTANTS Age:42			
2	BIHAAN INFRASTRUCTURE LLP Through its Director Harendra Prasad Singh Address1 - Ward No 14, Qrt. No- M/177, Jarhi Colony, P.S.- Bhatgaon, Dist.- Surajpur, Chhattisgarh, at present residing at B.I.T. Gate Rudia, Mesra, P.O.-Newri Vikash, P.S.- Sadar, Dist.- Ranchi, Jharkhand Address2 - PAN No.: Permission Case No.-	Yes	Harendra Prasad Singh Address:- ward no-14,Quarter no-m/177, jarhi, jarhi colony, jarhi, Jarhi, , Surajpur, 497235, . Chhattisgarh, India		EXECUTANTS Age:42			

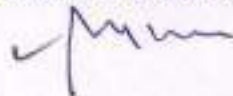
JWALADEVI CONSTRUCTIONS LLP






PARTNER

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	ALKA SINGH Address1 - Ward No 14, Qrt. No. M/177, Jarhi Colony, P.S.- Bhatgaon, Dist.- Surajpur, Chhattisgarh, at present residing at B.I.T. Gate Rudia, P.O.- Newri Vikash, P.S.- Sadar, Dist.- Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Alka Singh Address:- , ward no-14 quarter no M/177, , jarhi, Jarhi (NP), , Surajpur, 497235, , Chhattisgarh, India		EXECUTANTS Age:40			
4	SHISHUPAL SINGH Address1 - B.I.T. Gate Rudia, Mesra, P.O. - Newri Vikash, P.S.- Sadar, Dist - Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Shishupal Singh Address:- 83, B I T GATE, BIT GATE ,RUDIA, RUDIA, NEORI, Neuri, , Ranchi, 835217, , Jharkhand, India		EXECUTANTS Age:56			
5	PALLVI SINGH Address1 - B.I.T. Gate Rudia, Mesra, P.O. - Newri Vikash, P.S.- Sadar, Dist.- Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Pallavi Singh Address:- 83, , B I T GATE RUDIA, RUDIA, Neuri, , Ranchi, 835217, , Jharkhand, India		EXECUTANTS Age:48			




JWALADEVI CONSTRUCTIONS LLP



PARTNER


Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	JWALADEVI CONSTRUCTION LLP Through Its Director Sunil Kumar Singh Address1 - Ganga Jal Valley Apartment, Bariatu, P.S.- Bariatu, Dist.- Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sunil Kumar Singh Address:- S c / b, Near Sirdi Sai Hospital, , Bariatu, Bariatu, , Ranchi, 834009, , Jharkhand, India		CLAIMANT Age:45			

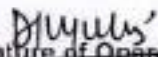
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Anil Giri S/o-D/o Ram Sakal Giri Address1 - 102, B.I.T Gate, Near Shiv Mandir, Rudia, Sadar, Ranchi, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Arvind Kumar Address1 - RAM NAGAR, MANDIR MARG, BARIATU, RANCHI, Address2 - , , , Jharkhand			


Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (HARENDRA PRASAD SINGH , BIHAAN INFRASTRUCTURE LLP Through Its Director Harendra Prasad Singh , ALKA SINGH , SHISHUPAL SINGH , PALLVI SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (Anil Giri) Son/Daughter/Wife of (Ram Sakal Giri) resident of (102, B.I.T Gate, Near Shiv Mandir, Rudia, Sadar, Ranchi, Jharkhand) by occupation (Business).

Signature of Registering Officer

Date:- 11-Dec-2020

Seal and Signature of Registering Officer



JWALADEVI CONSTRUCTIONS LLP

PARTNER

Token No.: 20200000104789

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **12-Dec-2020** by **SHISHUPAL SINGH**, S/O, D/O, W/O **Late Foujdar Singh** resident of B.I.T. Gate Rudia, Mesra, P.O. - Newri Vikash, P.S.- Sadar, Dist - Ranchi ,.

This deed was registered as Document No:- **2020/RAN/7585/BK1/6922** in Book No :- **BK1**, Volume No :- 932 from Page No :- 1 to 132 at, office of **SRO - Ranchi**

Date:- **12-Dec-2020**

Registering Officer

JWALADEVI CONSTRUCTIONS LLP

PARTNER

