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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : aaf438fff131c746fd83

Receipt Date : 07-Feb-2022 12:40:10 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Token Number : 20220000014730

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : DEVANSHI CONSTRUCTIONS THRO
AUTHORIZED PARTNER HITENDRA
KUMAR SINGH (Vendee)

GRN Number : 2209709177



For Office Use :- 5

स्वी एच 1988 की धारा

श्रीम को धार्य है। भारतीय न्याय परिषद

उप की धार्य

वर्ष 2022

07/02/2022

Hitendra Kumar Singh

Devanshi

Devanshi Constructions

Hitendra Kumar Singh
Partner

07/02/2022

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

99,03,500/-

50% का भाग

[Signature]



ASHWINI KUMAR
Civil Engineer
Ent. No. 1-10/04/2017

मान लीजिए कि मैंने निम्नलिखित प्लॉट
5449901- (Clemm)

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G.O.S. - 6/11/2022

ग्राम पंचायत की मुक्ति योजना
एवं खानगढल रोड की रु. में
दर्जित प्लॉट दर्ज नहीं है।

G.O.S. - 6/11/2022

श्री मजसुदा प्रतियेचल सूच से
जाता.....प्लॉट.....
का मिलान किया दर्ज नहीं पाया

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on 07th Day of February 2022 (Two Thousand Twenty Two) A.D.

BETWEEN

- (1) **KAVITA SINGH** Date of Birth - 14.09.1976 wife of Dinesh kumar Singh, Daughter of Chandrika Singh, Grand Daughter of Ram Uchit Singh, by faith-Hindu, by Caste - General (not govern under the C.N.T. Act 1908), by occupation-Business, Resident of House No. 81, Airport Road, Hinoo, Doranda, P.S. Doranda, District - Ranchi, State -Jharkhand, Indian Citizen
 - (2) **RAVI SHANKAR SINGH** Date of Birth - 03.01.1963 son of Late Kamta Prasad Singh, Grand son of Late Parmeshwar Singh, by faith- Hindu, by Caste - General (not govern under the C.N.T. Act 1908), by occupation-Service, Resident of H. No. B/1, Nildih Road, Near Nildih Signal, Telco, Golmuri, District - East Singhbhum, State -Jharkhand,
 - (3) **SHASHI SHANKAR SINGH** Date of Birth - 20.04.1965 son of Late Kamta Prasad Singh, Grand son of Late Parmeshwar Singh, by faith- Hindu, by Caste - General (not govern under the C.N.T. Act 1908), by occupation-Service, Resident of Panchwati Puram Opposite P.H.E.D water Tank, Bariyatu P.S- Bariyatu, District - Ranchi, State-Jharkhand Indian Citizen Hereinafter called and referred as **LANDOWNERS/FIRST PARTY** (which expression shall unless excluded her administrators, successors-in-interest and assigns) of the **FIRST PART**.
- (1) **UID - XXXX XXXX 2920, PAN-BCXPS4672Q, MOB-7759833034**
 (2) **UID - XXXX XXXX 5300, PAN-ADGPS0896P, MOB-7070896804**
 (3) **UID - XXXX XXXX 3805, PAN-BVOPS8645D, MOB-8252825258**

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Partner

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Advocate
Ranchi
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Atendra Kumar Singh
Partner

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Advocate
Ranchi
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Keerthi

AND

DEVANSHI CONSTRUCTIONS (PAN- AASFD8425A) a partnership firm having its registered office at Pitamber Estate, Khelgaon Chwok, Dipatoli, District - Ranchi, State - Jharkhand through its authorized Partner **HITENDRA KUMAR SINGH** Date of Birth - 01.07.1977 Son of Chandrika Prasad Singh, Grand son of Late Ram Uchit Singh, by faith- Hindu, by Caste - General (not govern under the C.N.T. Act 1908), by occupation-Business, Residents of Dipatoli Gari Hotwar, District - Ranchi, State -Jharkhand, Indian Citizen (hereinafter called the "**PROMOTER/DEVELOPER**" which expression shall mean and include successor-in-interests of M/S **DEVANSHI CONSTRUCTIONS**) of the **SECOND PART**.

UID-XXXX XXXX 0213, MOB - 9334602845

WHEREAS Landowners are the absolute owners and is in peaceful physical possession over land measuring an area of 9.91 Decimal more or less being portion of R.S. Plot No.- 146, Sub-Plot no. 146/D under R.S. Khata No.-1 & land measuring 8.26 Decimal more or less being portion of R.S. Plot No.- 146, Sub-Plot no. 146/C-1 under R.S. Khata No.-1 total land measuring 18.17 Decimal more or less situated at Village - Gari, P.S. Ranchi now P.S. Sadar, P.S. No. 194, District - Ranchi corresponding to Holding No. 0060003563000A2 & Holding No. 0060003564000A1 within New ward No. 6 of Ranchi Municipal Corporation, Ranchi morefully described in schedule below.

AND WHEREAS said land under R.S. Khata No.-1, situated at Village - Gari, P.S. Ranchi now P.S. Sadar, P.S. No. 194, District - Ranchi is recorded in R.S. Khatian in the name of landlord Maharaja Pratap Uday Nath Shahdeo.

AND WHEREAS, Maharaja Pratap Udaynath Shahdeo settled the land measuring 4.28 Acre in favour of Kameshwar Nath son of Gorakh Nath vide Settlement Deed No. 2019 dated 22.12.1947 which is entered in Book No. 1, Volume No. 16, Page No. 20 to 23 in the year 1947 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS said Sri Kameshwar Nath transfer said land to Smt. Kailashwati Devi vide Deed No. 4809 dated 27.06.1952 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS said Smt. Kailashwati Devi gifted a portion of said khata plot to Smt. Kumudini Nath wife of Late Kameshwar Nath vide Gift Deed No. 8103 dated 26.08.1968 which is entered in Book No. 1, Volume No. 70, Page No. 13 to 16 in the year 1968 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS said Smt. Kumudini Nath wife of Late Kameshwar Nath sold said land to Priti Gupta wife of Rajiv Gupta vide Sale Deed No. 7141 dated

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Partner

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11.11.1999 which is entered in Book No. 1, Volume No. 836, Page No. 347 to 357 in the year 1999 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS said Priti Gupta wife of Rajiv Gupta got her name mutated in the office of Circle officer Town Anchal now Baragain Anchal, Ranchi vide Mutation Case No. 104R27/2009-10.

AND WHEREAS Priti Gupta wife of Rajiv Kumar Gupta sold land measuring an area of 9.91 Decimal more or less being portion of R.S. Plot No.- 146, Sub-Plot no. 146/D under R.S. Khata No.-1, situated at Village - Gari, P.S. Ranchi now P.S. Sadar, P.S. No. 194, District - Ranchi to **Kavita Singh (Landowners)** by virtue of a registered deed of sale being Deed No. 2021/RAN/7172/BK1/6463 dated 14.09.2021 which is entered in Book No. BK1, Volume No. 857 Pages from 141 to 228 for the year 2021 registered in the office of District Sub Registrar, Ranchi and after purchasing the said land got the same mutated in her name in the office of Circle Officer, Ranchi now Baragain Anchal vide Mutation Case No. 1892 R 27/2021-2022 dated 23.10.2021 and her name is also entered in Register II, Volume No. 30, Page No. 32 and paying rent to the state regularly and she also got Holding from Ranchi Municipal Corporation, Ranchi and have been allotted Holding No. 0060003563000A2 within New ward No. 6 of Ranchi Municipal Corporation, Ranchi and coming in peaceful physical possession over the same.

AND WHEREAS said Smt. Kailashwati Devi gifted a portion of said khata plot to Smt. Indu Prasad wife of Sri Upendra Prasad vide Gift Deed No. 8104 dated 26.08.1968 which is entered in Book No. 1, Volume No. 70, Page No. 17 to 19 in the year 1968 registered in the office of District Sub Registrar, Ranchi.

AND WHEREAS Smt. Indu Prasad wife of Sri Upendra Prasad through her constituted attorney holder Sri Arvind son of Sri Upendra Prasad vide Power Book No. IV, Volume No. 2, Page No. 209-210 Power Deed No. 141 dated 02.05.1992 in the year 1992 registered in the office of District Sub Registrar, Ranchi sold land measuring an area of 5 Katha i.e. 8.26 Decimal more or less being portion of R.S. Plot No.- 146, Sub-Plot no. 146/C-1 under R.S. Khata No.-1, situated at Village - Gari, P.S. Ranchi now P.S. Sadar, P.S. No. 194, District - Ranchi to Smt. Shila Singh wife of Kamta Prasad Singh by virtue of a registered deed of sale being Deed No. 12228/11524 dated 16.10.1992 which is entered in Book No. 1, Volume No. 209, Pages from 124 to 131 for the year 1992, registered in the office of District Sub Registrar, Ranchi and after purchasing the said land got the same mutated in his name in the office of Circle Officer, Ranchi now Baragain Anchal vide Mutation Case No. 641(IV)/1992-1993 dated 04.12.1992 and Smt. Shila Singh died on 16.10.2017 leaving behind her Two sons **Ravi Shankar Singh & Shashi Shankar Singh (Landowners No. 2&3)** as her legal heir and successor thereafter **Ravi Shankar Singh & Shashi Shankar Singh (Landowners No. 2&3)** got the same mutated in their names in the office of Circle Officer, Ranchi now Baragain Anchal vide Mutation Case No. 2327 R 27/2020-2021 dated 03.02.2021 and their names are

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Partner

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also entered in Register II, Volume No. 28, Page No. 94 and paying rent to the state regularly and they also got Holding from Ranchi Municipal Corporation, Ranchi and have been allotted Holding No. 0060003564000A1 within New ward No. 6 of Ranchi Municipal Corporation, Ranchi and coming in peaceful physical possession over the same.

That being seized and possessed of the SAID PROPERTY as aforesaid the LANDOWNERS decided to develop the entire area comprised in the same by construction of residential apartments through a BUILDER/PROMOTER of good repute.

That the BUILDER/PROMOTER being DEVANSHI CONSTRUCTIONS made thorough and due searches and enquiries about LANDOWNER'S title to and possession over the SAID PROPERTY and every part thereof and scrutinized and verified all documents and disclosures of the LANDOWNERS and being fully satisfied in all respect including LANDOWNER'S right and authority, the BUILDER/PROMOTER requested the LANDOWNERS to grant leave and license to the BUILDER/PROMOTER to construct a multi-storied residential complex on the SAID PROPERTY and offered certain benefits to the LANDOWNERS as consideration for grant of such leave and license.

That the BUILDER/PROMOTER aforesaid request was accepted by the LANDOWNERS and who jointly agreed to authorize the BUILDER/PROMOTER to develop the SAID PROPERTY by constructing new building thereon consisting of Ownership basis flats etc. and the LANDOWNERS has agreed and undertaken to convey and transfer the proportionate share of the SAID PROPERTY with the flats etc. to such prospective purchasers as may be nominated by the BUILDER/PROMOTER subject of course, to BUILDER/PROMOTER'S due fulfillment of all the terms and conditions of this agreement.

That the LANDOWNERS is entering into this agreement on the basis of the assurances and guarantees of the BUILDER/PROMOTER about due and timely fulfillment of the terms and conditions herein contained and on the basis of BUILDER/PROMOTER'S representations about their competence, expertise and financial ability.

That the parties hereto are desirous of recording the terms and conditions of the agreement and understanding by and between them.

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Hemendra Kumar Singh
Partner

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NOW THEREFORE THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

IV. DEFINITIONS

Unless there is anything repugnant to the subject or context below the following terms shall have the meaning assigned to them:-

(a) **LANDOWNERS:** shall mean (1) **KAVITA SINGH** (2) **RAVI SHANKAR SINGH** (3) **SHASHI SHANKAR SINGH** and his/her heirs, executors, administrators successors-in -interest legal representatives and assigns.

(b) **BUILDER/PROMOTER** shall mean **DEVANSHI CONSTRUCTIONS**, through it's proprietor and successors-in - interest.

(c) **SAID PROPERTY** shall mean all that piece and parcel of land together with old house standing thereon, more fully and particularly described in the **SCHEDULE-A**.

(d) **BUILDING** shall the building or buildings named as "**SHILA RESIDENCY**" to be constructed on the said property according to the plan sanctioned by Ranchi Municipal Corporation, Ranchi vide **B.C. Case No. RMC/BP/0925/W06/2021 dated 03.12.2021**.

(e) **COMMON FACILITIES AND AMENITIES** shall include corridors, hall ways, stairways & landings, passage ways, driveways, common lavatories, pump room, lift room, Guard room, tube wells, underground water reservoir, overhead water tank, water pump, motor and generator, Dish Antenna and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, provisions, maintenance and management of the building including the roof and terrace of the building. The roof will be demarcated and accordingly be used for common purposes of the society. Since roof and terrace will require periodical maintenance and clearing for safety of all the floors below, expenses of such maintenance shall be responsibility of occupants of all the floors below roof and terrace. Portion of the open space in the terrace over the uppermost floor may, however, be utilized for installing/having overhead water tank, Dish Antenna, lift room and one adjacent room for man and machine.

(f) **SALEABLE SPACE** shall mean the space in "**SHILA RESIDENCY**" available for transfer(s) to the **BUILDER/PROMOTER/ PROMOTER'S** nominee(s) after making due provisions for **LANDOWNER'S** allocation, and excluding the common facilities and space required there for and also excluding the terrace over the uppermost floor of "**SHILA RESIDENCY**".

(g) "**APPROVAL**" means any consent, approval, authorization, waiver, permit, grant, franchise, concession, agreement, license, certificate, exemption.

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Hitenendra Kumar Singh
Partner

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order, registration, declaration, obtained from any development authority and/or any Governmental Authority with respect to the Project and the Project Land.

(h) "**DISPUTE**" shall mean and include any difference of opinion between the members of First Part and Second Part with regards to interpretation and/or binding effect of terms and conditions of the development agreement then the same would be either amicably settled or else the matter would be referred to Arbitrator as depicted herein below.

(i) "**ESCROW ACCOUNT**" means separate current account opened in the name of the BUILDER/PROMOTER and the LANDOWNERS individually with the Escrow Agent, and operated and maintained, in accordance with the Applicable Law including the norms as laid by the RERA and in the manner provided in this Agreement and/or the escrow agreement, in case any and at the same time Escrow Account Holder assures/undertakes that in any circumstances the parties(herein) joint and/or individual right, title and interests over the schedule property/project land would not be construed to be lien towards any debts payable for other purposes.

(j) **LANDOWNER'S ALLOCATION** shall mean the portion of the building "**SHILA RESIDENCY**" to be allocated to the LANDOWNER'S as part of **LANDOWNER'S** portion in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities and as described in the **SCHEDULE-B** hereunder and shall include the roof right as per share.

(k) **BUILDER/PROMOTER/PROMOTER'S ALLOCATION** shall mean the remaining portion of "**SHILA RESIDENCY**" constructed on the said property after allocation made to the LANDOWNERS as part of **DEVELOPER'S** portion in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities and as described in the **SCHEDULE-C** hereunder and shall include the roof right as per share.

(l) **BUILDING PLAN** shall mean the plan prepared by the architect, appointed by the **BUILDER/PROMOTER** for construction of the building on the said property, signed by the **LANDOWNERS** and sanctioned by Competent Authorities i.e. **Ranchi Municipal Corporation, Ranchi** vide Building Plan Case No. **RMC/BP/0925/W06/2021** dated **03.12.2021**

(m) **R.E.R.A.** shall mean Real Estate (Regulation & Development) Act, 2017.

(n) **TRANSFER** with its grammatical variations shall include transfer by voluntary handing over of possession and by any other means adopted for effecting, what is understood as a transfer of marketable title over space (flats, dwelling units, shops, offices, car parking area etc.) on Ownership basis to the purchasers in "**SHILA RESIDENCY**".

(o) **TRANSFEREE** shall mean and include any natural or juristic person like company, Cooperative society, Association of persons competent to enter into contract and to whom any space in the building has been transferred.

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(p) **SUPER BUILT UP AREA** shall mean the carpet area of flat, wall area, verandah, the proportionate area of stair-case, guardroom, lift room and generator room, Balcony.

(q) **SERVICE CHARGE** :- shall mean and include proportionate share of the premium for the insurance of the building and municipal and land revenue charges and taxes, electric lighting, sanitation, repairs and renewal, charges for the bill collection and charges for management of common facilities, costs for renovation, replacement and maintenance and expenses in relation to building including all common wiring, pipes, electrical and mechanical equipments, pumps, motors, generators and other electrical and mechanical installations, appliances, tools, implements, apparatus and the stairways, corridors, halls, passageways, gardens, pathways, open spaces and all other facilities whatsoever as may be mutually agreed upon from time to time by the landowners of the flats, space and buildings, as the case may be after forming proper Society as per the guidelines enacted by the Competent Authorities time to time including RERA besides this parties voluntarily undertakes to bear the GST in proportion to their respective shares.

(r) **TIME IS ESSENCE OF CONTRACT**: - It is made clear and accordingly understood by the parties that time is essence of contract meaning thereby that the BUILDER/PROMOTER will complete the project within the stipulated period of 18 months from the date of handing over of vacant peaceful possession after sanction of plan with 6 months grace period excluding period if or at all on account of FORCE-MAJEURE.

(s) **"UNDIVIDED PROPORTIONATE LAND"** shall be calculated by multiplying the total land area with the size of the individual unit and dividing the result by the total area of all the units in the Project. The share of land has no defined boundaries and each and every unit on the Project will have associated Undivided Proportionate share in the Project.

(t) **"UNIT"** shall mean covered space within internal partition wall available for independent use and occupation in the residential building which is capable of being exclusively owned, used and accordingly enjoyed by the unit holder/landowners and which is not covered in common area.

(u) Words importing singular shall include plural and vice versa and the words importing masculine Gender shall include feminine gender and vice versa.

V. SCHEME FOR DEVELOPMENT

(a) The **BUILDER/PROMOTER** will get a construction plan prepared from a qualified architect at **BUILDER/PROMOTER'S** own cost and responsibility and will submitted the same before the concerned authority including RERA at his own expenses and initiatives. **BUILDER/PROMOTER** shall get the same sanctioned from sanctioning authority as the Building Plan for the construction of the New Multi-storied

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Buildings thereon. The BUILDER/PROMOTER shall submit such building plan in its own name or in the name of the LANDOWNERS or as mutually agreed between the parties herein and hence whenever required the LANDOWNERS undertakes shall, sign the plans, applications, documents and also swear affidavits as per requirement. All costs of and relating to preparation and sanctioning of building plan will be and shall continue to be borne by the **BUILDER/PROMOTER** and all responsibility about absence of any defect in plans and specifications and about timely sanctioning of the same shall be entirely on the BUILDER/PROMOTER. The demolition of the existing structures of the LANDOWNERS and by the LANDOWNERS in the **SAID PROPERTY** shall be **IMMEDIATE** after the sanction of the building plan.

(b) The **BUILDER/PROMOTER** will be entitled to modify the approved plan as it deems fit and proper, provided **LANDOWNER'S** prior consent has been obtained and such modifications are permissible and/or within the provisions of building bye-laws or as per approved scheme laid down by sanctioning authority or other Competent Authority.

(c) The **BUILDER/PROMOTER** 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 construction of the New Multi-Storied Building thereon. The LANDOWNERS shall have no responsibility for bearing such expenses whatsoever.

(d) The LANDOWNERS will render to the **BUILDER/PROMOTER** all reasonable assistance in obtaining all sanctions, permissions, approvals as and when required by the **BUILDER/PROMOTER** from the sanctioning authority, and assures and undertakes to sign and execute such plans, applications and other papers and deeds, documents as may be required by the **BUILDER/PROMOTER** from time to time at the costs and expenses of the **BUILDER/PROMOTER**, besides the LANDOWNERS voluntarily undertakes to bear the costs of demolition along with such expenses which might be incurred in order to give clear possession to the **BUILDER/PROMOTER** for the purposes of making construction as per the present agreement.

(e) Until the completion of the New Buildings, the **BUILDER/PROMOTER** shall hold 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 **BUILDER/PROMOTER**.

(f) The **BUILDER/PROMOTER** shall be authorized by the LANDOWNERS to apply for and obtain quotas, entitlements and other allocations of such building 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.

(g) The name of the multi-storied building to be constructed by the **BUILDER/PROMOTER** shall be "**SHILA RESIDENCY**".



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VI. LICENSE TO DEVELOP

- a. The **LANDOWNERS** hereby entrusts, and give license to the **BUILDER/PROMOTER** to enter into the **SAID PROPERTY** for the purpose of developing the property and construct a new residential multi storied building thereon containing dwelling units, Ownership flats and car parking area with the best materials and in accordance with the plans and specifications as mentioned hereinafter. The debris from demolition of existing structures shall be removed by **LANDOWNERS** at their own accords and expenses.
- b. The **BUILDER/PROMOTER** hereby agrees to develop and/or cause to be developed the said property by constructing building(s) with best materials containing in such building(s) units and /or flats and car-parking area in accordance with the specifications and plans, the rules and regulations in relation thereto with the approval and /or sanction of competent authority including RERA at its own cost and expenses and arranging for its own finance and at its own risk and responsibility.
- c. To enable the **BUILDER/PROMOTER** to develop the said property by demolishing the old structures and constructing the new Residential complex, the **LANDOWNERS** shall immediately after sanction of the building plan will handover peaceful vacant possession to the **BUILDER/PROMOTER** who will further and within the time schedule i.e 18 months with unconditional 6 months grace period from the date of peaceful handing over of vacant possession after Sanction of Plan will not only complete the undertaken project but will accordingly handover **LANDOWNER'S** allocated shares as per separate lists fully completed and fitted and ready to use and after abiding all the terms and conditions of the present as well as those prescribed by the competent authorities time to time which includes procurement of relevant documents of possession/completion.
- d. The **BUILDER/PROMOTER** further agrees to allocate car parking spaces to **LANDOWNERS** as per allocated shares and as listed separately.



VII. BUILDER/PROMOTERS OBLIGATIONS

- a. The development of the **SAID PROPERTY** by constructing the residential complex to be known as "**SHILA RESIDENCY**" shall commence immediately after the **LANDOWNERS** handover vacant possession of the same. The plan for the said building will be got sanctioned / approved by Competent Authority including RERA. The development works shall be done by the **BUILDER/PROMOTER** with all earnestness in accordance with the specifications, plans, schemes, and approvals of the competent authorities, rules, regulations and by-laws of the authorities applicable and the entire Development Project shall be at the cost, risk and responsibility of the **BUILDER/PROMOTER**.

- b. In constructing the said building containing dwelling units, Ownership flats, space and car parking, spaces, the **BUILDER/PROMOTER** shall install in the said building at its own costs, pump operated deep tube wells of adequate diameter and depth, water storage tank for providing water supply to all flats/apartments, over head lift, electrical installations, electrical wirings, water pipes, and cable programs, and other facilities and amenities attendant to various units therein as required to be provided in such building to make such units, useful and convenient for comfortable habitation.

VIII TIME IS THE ESSENCE OF CONTRACT

- a. The **BUILDER/PROMOTER** covenants and agrees to complete the development, demolition of existing structures/building and construction of the new building on the said property according to sanctioned plan, with specifications and all amenities therein, as agreed, within 18 months with unconditional 6 months grace period from the date of handing over of peaceful possession to the **BUILDER/PROMOTER** and after getting it duly sanctioned. At the request of the **BUILDER/PROMOTER**, the **LANDOWNERS** may extend the period for completion of the project by another term but in any case it will be not beyond 60 months and on such terms as decided mutually. However the time of performance of these presents shall be of the essence of the contract.
- b. The Parties herein agrees that in the event and circumstance where **BUILDER/PROMOTER** fails to complete the project within the time stipulated to the extent of 60 months then in that eventuality advance money given by the **BUILDER/PROMOTER** in lieu of this development agreement may be forfeited.

IX. LANDOWNERS' COVENANT

- (a) The **LANDOWNERS** is seized and possessed of or otherwise well and sufficiently entitled to the **SAID PROPERTY** more fully described in **SCHEDULE 'A'** below.
- (b) There are no attachment and there are no suits, decrees, injunctions, orders, lis pendens, notices, petitions or adjudication orders affecting the **SAID PROPERTY** or any part thereof.
- (c) The **SAID PROPERTY** has neither been acquired, requisitioned or restored nor any notice for acquisition, requisition or restoration of the same under any statutes of past or present have been received by the **LANDOWNERS** from Competent Government authority for acquisition, requisition or restoration of the same.
- (d) Apart from the **LANDOWNERS** no one else is entitled to or has any share, right, title, or interest, over and in respect of the **SAID PROPERTY** or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner howsoever.
- (e) **LANDOWNERS** hereby agrees, and covenants with the **BUILDER/PROMOTER** not to cause any interference or hindrance in

the matter of construction of the New Building by the **BUILDER/PROMOTER** nor to do any act or deed or thing whereby the **BUILDER/PROMOTER** may be prevented from booking, selling, assigning and/or disposing of any of the **BUILDER/PROMOTER'S** allocated portion in the New Building.

- (f) The **LANDOWNERS** declares that they either jointly or severally have not agreed, committed to or contracted or entered into agreement for sale or lease or for the development of the **SAID PROPERTY** or any part thereof with any person other than the present **BUILDER/PROMOTER**.
- (g) The **LANDOWNERS** further declares that besides the disclosures already made they have not done either jointly or severally any other act, deed, thing or matter whereby or by reason whereof the development and construction of the **SAID PROPERTY** and/or building may be affected or prevented in any manner whatsoever,
- (h) In case of breach of any of the terms and conditions of the agreement by the **LANDOWNERS** and/or in case after commencement and before completion of the project if or at all any dispute arises with regard to the rights, titles and interests of the **LANDOWNERS** with anyone whatsoever it may be or anything which may create obstruction/hindrance towards the completion of the project on account of **LANDOWNERS** fault/mistake/ suppression then, the **BUILDER/PROMOTER** shall have right to rescind this agreement or abandon the project and in such eventuality the **LANDOWNERS** shall be bound and accordingly undertakes by this agreement that they will be responsible for the consequences of the same and **BUILDER/PROMOTER** will be entitled to receive from the **LANDOWNERS** the value of the existing constructions at the market rate on the date of rescission of the contract after deducting/adjusting the money advanced by the prospective purchaser of **BUIDLDER/PROMOTER** allocated share and also calculating the loss incurred by the **BUILDER/PROMOTER** according to the books maintained for the project.

X. BUILDER/PROMOTER'S COVENANTS

- (a) In consideration of the **LANDOWNERS** having entrusted and given license to the **BUILDER/PROMOTER** to enter the **SAID PROPERTY**, develop and construct multistoried building called "**SHILA RESIDENCY**" thereon having dwelling units and/or Ownership flats at their own cost and conferring on them the rights, powers, privileges and benefits mentioned herein, the **BUILDER/PROMOTER** agrees to allocate in the said apartment building 3660 sq.ft. built up area to (I) **KAVITA SINGH** & 4100 sq.ft. built up area to **RAVI SHANKAR SINGH & SHASHI SHANKAR SINGH** as landowner share towards **LANDOWNERS/BUILDER** allocation and to retain remaining built up area in the entire building

complex towards **BUILDER/PROMOTER** allocation. The portions to be allocated to the **LANDOWNERS** have been detailed in the **SCHEDULE-B** and allocated to the **DEVELOPER** have been detailed in the **SCHEDULE-C** annexed hereto. In case of difference the allottable area adjustment shall be made at the Selling Rate per sq. ft prevailing on the date of payment.

- (b) The **BUILDER/PROMOTER** shall carry out the development of the **SAID PROPERTY** by construction of the New Building thereon in accordance with the plan approved by sanctioning authority and also in accordance with the relevant Municipal Laws and Rules, Regulation, bye-laws, if any, including RERA and direction time to time issued by local authorities.
- (c) The **BUILDER/PROMOTER** shall arrange from his own sources, finances 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 **LANDOWNERS** shall not be responsible for any of the matters hereinabove.
- (d) The **BUILDER/PROMOTER** shall indemnify the **LANDOWNERS** against all actions, demands, suits, costs proceedings and claims arising out of accidents and mishaps occurring and happening at the site of the **SAID PROPERTY** or that may arise out of the **BUILDER/PROMOTER'S** negligence with regard to the Development of the **SAID PROPERTY**.
- (e) The Development of the **SAID PROPERTY** by constructing building containing dwelling units and/or Ownership flats shall commence forthwith in all earnestness as per time Schedule mentioned herein at the cost, risk and responsibility of the **BUILDER/PROMOTER**.
- (f) In constructing the buildings and providing dwelling unit the **BUILDER/PROMOTER** shall install in the said building at their own costs pump operated deep tube well of adequate diameter and depth, overhead water reservoirs, electrical wirings, water pipes and all other facilities and amenities attendant to dwelling units and Ownership flats and/or as required to be provided in such buildings to make the dwelling units fit for comfortable habitation.
- (g) On completion of the New Building with installation of lift, the **BUILDER/PROMOTER** shall first give notice to the **LANDOWNERS** in writing to take possession of the portion in the buildings known as "LANDOWNER'S Allocation" along with cash money out of balance area and from the date of taking possession of their allocated portion in the building the **LANDOWNERS** shall be liable to pay all rates, taxes, service charges including GST (GST clearance certificate from the concerned department is mandatory) and other outgoing in respect of common facilities in the buildings, proportionate to the their area known as "The **LANDOWNER'S**" Allocations provided that any additional costs, or expenses by way of maintenance for any

- particular use for any portion within LANDOWNER'S Allocation shall also be paid by the LANDOWNERS in proportion to their shares.
- (h) The **BUILDER/PROMOTER** hereby agrees and covenants with the **LANDOWNERS** not to violate or contravene any of the provisions or rules applicable for constructions of the New Buildings.
 - (i) The **BUILDER/PROMOTER** hereby agrees and covenant with the **LANDOWNERS** not to do any act, deed or thing whereby the **LANDOWNERS** may be prevented from enjoying, selling, assigning and/or disposing their allocated portions in the New Buildings as described in Schedule "B" below.
 - (j) The **BUILDER/PROMOTER** covenants and agrees to complete the development construction of new buildings with all amenities therein and thereon within 18 months from the date of peaceful handing over of vacant possession after sanctioning of building plan excluding time consumed due to FORCE-MAJURE. The time of performance of all stipulations and covenants contained in these presents shall be the essence of the Contract subject of course to extensions if the **BUILDER/PROMOTER** is prevented due to force majeure in completing the construction within stipulated period.

XI BUILDER/PROMOTER' RIGHTS

Subject to stipulations hereinabove mentioned:-

- a. The **BUILDER/PROMOTER** shall be entitled to advertise in its own name about the development of the said property and of proposed sale of Ownership flats, dwelling units, with or without car parking areas in the building to be constructed and to put up Advertisement Board on the property and to construct the multi-storied building on the said property.
- b. The **BUILDER/PROMOTER** shall be entitled to enter into any agreement with any building contractor, Architect, appoint agents, workman, and staff for the purpose of development of the said property in its own name and costs, and expenses.
- c. The **BUILDER/PROMOTER** shall further be entitled to allot flats, dwelling units with or without car parking spaces in the building to be constructed so far as they relate to **BUILDER/PROMOTER'S** allocation and to enter into any package deal or arrangement in relation thereto on its own terms and conditions.
- d. The **BUILDER/PROMOTER** shall be entitled to the saleable space in the building to be constructed on the **SAID PROPERTY** together with the proportionate undivided share on the land also together with the proportionate undivided share in the common parts, facilities and amenities and other service are in the said building only after providing to the **LANDOWNERS** the areas known as **LANDOWNER'S** allocation.
- e. The **BUILDER/PROMOTER** shall be entitled to enter into agreement for sale and transfer of the portions of the **BUILDER/PROMOTER'S** allocation and to receive, realize and collect all money in that respect. It

is hereby expressly agreed by and between the parties hereto that such agreements with prospective purchasers shall be binding on the **LANDOWNERS** if and only if the **BUILDER/PROMOTER** does not commit any breach of any of the terms and conditions of this agreement within the time Schedule And subject to same, the **BUILDER/PROMOTER** shall have right to book, allot-enter into agreement, receive advance and other amounts from prospective purchasers of portion of area known as **BUILDER/PROMOTER'S** allocation.

- f. However, although the **BUILDER/PROMOTER** may, immediately after the building plan has been sanctioned, start booking of units from out of the portion known as the **BUILDER/PROMOTER'S** Allocation, yet it can not sell and deliver possession of the same to the Purchasers, unless possession of the built-up area in the New Building known as the **LANDOWNER'S** Allocation have been delivered to the **LANDOWNERS** in completely finished condition as per specification detailed in SCHEDULE-Below.

XII. LANDOWNER'S ALLOCATION

- a) **LANDOWNER KAVITA SINGH** shall be entitled to 3660 sq.ft. built up area and **LANDOWNERS RAVI SHANKAR SINGH & SHASHI SHANKAR SINGH** shall be entitled to 4100 sq.ft. built up area as **LANDOWNER'S** Allocation in the apartment building to be known and called as "**SHILA RESIDENCY**" and such allocation shall be computed as per separate list (**MOREFULLY DESCRIBED IN SCHEDULE "B"**) and as mutually decided between the parties and the same will be construed to be the part of the present agreement.
- b) In case the flats in **LANDOWNER'S** allocation so mentioned in separate list forming part hereof fall short as above mentioned, the balance shall be compensated by **BUILDER/PROMOTER** paying cash conversion calculated at the prevailing selling rate on the date of such conversion if the are will exceed as above mentioned, the exceed area shall be compensated by **LANDOWNERS** paying cash conversion calculated at the prevailing selling rate on the date of such conversion.
- c) Car parking spaces in Ground Floor

XIII. BUILDER/PROMOTER'S ALLOCATION

The **BUILDER/PROMOTER'S** shall be entitled to remining portion after allocation of the landowner as **BUILDER/PROMOTER'S** Allocation in the apartment building to be known and called as "**SHILA RESIDENCY**" and such allocation shall be computed as per separate list (**MOREFULLY DESCRIBED IN SCHEDULE "C"**) and as mutually decided between the parties and the same will be construed to be the part of the present agreement.

XIV. BOTH PARTIES TO BE INDEMNIFIED

- (a) Notwithstanding anything contained in these presents the **BUILDER/PROMOTER** shall indemnify and keep indemnified the

LANDOWNERS against and from all losses, claims, damages, costs, charges and expenses that may be made, incurred or suffered by the **LANDOWNERS** in relation to the **SAID PROPERTY**, or arising out of breach of any terms and conditions of this agreement or arising out of construction of new buildings and in relation thereto or for any breach of any contract with anyone whosoever by the **BUILDER/PROMOTER** or violation of any permission, rules, regulations or bye laws or arising out of any accident or otherwise. Vice-Versa the **LANDOWNERS** jointly and severally undertakes to keep the **BUILDER/PROMOTER** completely indemnified from all aspect so far as right, title and interest with regard to the scheduled property is concerned along with pre as well as post disputes if any and which might arises after commencement of the project either out of **LANDOWNERS** allocation or over the property as a whole on accord of **LANDOWNERS**.



XV. TIME OF COMPLETION OF PROJECT

The **BUILDER/PROMOTER** shall without fail make payments as per time schedule mentioned herein above and shall complete the construction of the New Buildings within 18 months with unconditional 6 months grace period and which period will be calculated from the date of peaceful handing over of vacant possession to the **BUILDER/PROMOTER**. However in the event of the **BUILDER/PROMOTER** being unable to complete the project within the stipulated period aforesaid, the period affected by "force majeure" beyond the control, the **BUILDER/PROMOTER** shall be allowed by a further grace period for such term as mutually agreed but in any case same will not be beyond 60 months and if the project is still incomplete after expiry of 60 months then the security advance amount may be forfeited.



XVI. FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of force majeure and such obligation shall remain suspended through out the duration of the force majeure. In this regard, Force Majeure shall mean and include, earthquake, riot, war, storm, tempest, civil commotion, air raids, strike, pandemic, lockdown, lockout and/or any notice from sanctioning authority, Municipal Corporation or any other statutory body or any prohibitory order of Court restraining the construction of the New Buildings on the **SAID PROPERTY** or restraining construction in general and/or changes in any building bye-laws, Municipal rules or policy relating to sanctioning plans, and/or any act beyond the control of the parties hereof.



XVII. MUTUAL RIGHTS

(a) On completion of the New Building, the **LANDOWNERS** shall be entitled to the Super built up area in the New Buildings, known as "**LANDOWNER'S Allocation**" and morefully particularly described in the **Schedule 'B'** below.

Devanshi Constructions

H. Laxmi Kumar Singh
Partner

- (b) On due fulfillment of all the terms of this agreement followed by construction of the New Buildings the **BUILDER/PROMOTER** shall be entitled to the Saleable space as morefully particularly described in the **Schedule 'C' below** and known as **BUILDER/PROMOTER'S Allocation**", PROVIDED ALWAYS that the **BUILDER/PROMOTER** shall, subject to restrictions and stipulations herein contained, be at liberty to enter into such agreement for sale of the flats/dwelling units/Car parking space from out of **BUIDLDER/PROMOTER'S Allocation** as it may deem fit and proper at any time after execution of this agreement but any liability arising out of such agreement shall concern the **LANDOWNERS**, if and only if, the **BUILDER/PROMOTER** has timely and duly fulfilled all the terms and conditions of this agreement.
- (c) The Common Area of the New Building shall be controlled by the **LANDOWNERS** and the **BUILDER/PROMOTER** and/or their transferees or Association of flat/dwelling unit landowners or a Co-operative Society formed by the occupants of the New Building for management of the building and welfare of its occupants.
- (d) Non-fulfillment of any of the obligations on **BUILDER/PROMOTER'S** part will only entitle any prospective purchaser to compensation from the **BUILDER/PROMOTER** but not from the **LANDOWNERS** and Vice-Versa.
- (e) 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 or owned by them or possessed by them.
- (f) The flats and every part thereof shall always be used for residential purpose exclusively without causing any nuisance or annoyance or inconvenience to occupiers of other flats/dwelling units/shop landowners/and landowners of residential area.
- (g) The **LANDOWNERS** and the **BUILDER/PROMOTER** have entered into this Agreement purely as a contract and nothing contained herein shall be deemed or construed as a partnership between them nor this Agreement shall be treated as Joint Venture or Adventurer between them and the parties hereto do not constitute an association.
- (h) It is also agreed by and between the parties hereto that the roof over the Top Floor shall, (though maintained and cleared periodically by all landowners/occupiers of the building, be used only for installation of Overhead Water Tank, Dish Antenna, etc., and also from time to time visit by the technicians, plumbers, lift-man and engineers etc., (appointed by the **BUILDER/PROMOTER** and or the Flat **LANDOWNER'S** Association, Co-operative 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, Dish antenna etc. In case of any additional construction over the roof, after obtaining prior sanction of the building plan from sanctioning authority, the **BUILDER/PROMOTER** shall be given the first option to develop the same, however, the terms and conditions for such additional developments shall be negotiated and settled afresh between the **LANDOWNERS** and the **BUILDER/PROMOTER**.

(i) For the maintenance of the building, and for looking after the common facilities in the building, the **BUILDER/PROMOTER** shall form, as it deems best, a Co-operative Society/Association of persons/Body Corporate, of all the persons Owning tenements, in the said buildings. The **LANDOWNERS** and his nominees shall become members of such an organization formed by the **BUILDER/PROMOTER** and the **LANDOWNERS**, their nominees, respective agents, servants licensees, tenants etc. shall be bound to abide by the rules and regulations as may be framed by the organization from time to time and they shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as be fixed for maintenance and management of the entire building complex.

(j) The common areas shall jointly be owned by all the landowners of all the portions of the said building with equal entitlement to use all common areas and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No landowners of any part of the said land and building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

XVIII. SCHEME FOR MANAGEMENT

A scheme shall be framed by the parties herein for management and administration of the new building including the portions in common use and sharing the expenses of Management, administration and maintenance of amenities in the said building including the user thereof and such scheme and any rules and regulations framed under the scheme shall be binding on the occupiers of the new building including the occupiers in the **LANDOWNER'S** allocation and in the **BUILDER/PROMOTER'S** allocation.

XIX. RESTRICTION AS TO USER OF THE BUILDING

a. The **LANDOWNERS** shall from the date of taking possession of the area known as **LANDOWNER'S** allocation, maintain the same at their own cost in a good and tenantable condition and shall not do or cause to be done anything in or to the said building or part thereof which may be against the bye-laws or local authorities or any of the statutory bodies, which may cause hardship to other co-occupants nor shall the **LANDOWNERS** alter or make additions in or above the said building or their flats and car parking spaces, or any part thereof and such restriction will also lye upon the other occupants of the buildings from either parties allocated portions. Besides this both the parties

undertakes not only to formulate a society but also to bear the expenses towards society against each units so retained by them out of their respective allocations.

b. Any transfer of any portion of the said building out of the **LANDOWNER'S** allocation or **BUILDER/PROMOTER'S** allocation shall be subject to the provisions contained herein and/or contained in any prevalent rules regulations, bye-law and restrictions contained herein.

c. Neither the **LANDOWNERS** nor the **BUILDER/PROMOTER** nor any person of the said building whether in **LANDOWNERS** allocation or in the **BUILDER/PROMOTER'S** allocation shall use or permit to be used their portion or space occupied by them or their agents, for carrying on any illegal or immoral trade or activity or do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosive material, goods or products. The decision of the Management as to whether any act will cause nuisance or annoyance or any substance is inflammable or explosive shall be final.

d. On performing their obligations under these presents if the **LANDOWNERS** or the **BUILDER/PROMOTER** transfers any portion out of their respective allocations, such transfer shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents or conveyance that might be executed should recite about the restrictions and stipulations contained in this agreement.

e. It will be the obligations of the **LANDOWNERS, BUILDER/PROMOTER** and occupier of each portion of the building, to keep the interior walls, floors, ceilings, fittings, electrical wiring, fixtures, appurtenances, pipes, drains, sewers, shuteres and all amenities in their respective portions or spaces occupies by them, in good repair and perfect working condition and take all possible steps to prevent any damage being caused to the building or any portion thereof or cause any inconvenience to the occupiers of any other portion of the said building and in case of failure to perform any of the obligations, the wrong-doer shall be liable to parties herein alongwith other occupiers or the person suffering such damages and injury.

f. The **LANDOWNERS, BUILDER/PROMOTER**, occupiers or their agents shall not keep any articles or display anything in the corridors of places or common use or do anything which might cause inconvenience or hindrance in any manner in the free movement of men and material.

g. The **LANDOWNERS, BUILDER/PROMOTER**, their agents, nominees or occupiers of any portion of building shall not throw or accumulate any dirt, rubbish, waster or refuse or permit or allow anybody to do the same inside the spaces meant for common use or in the compounds or in or about the said building.

h. After the management of the building decides that certain repairs, cleaning, testing or other things are necessary to be done in any portion of the building,

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H. Laxmi Kumar Singh
Partner

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the **LANDOWNERS, BUILDER/PROMOTER** and occupiers, as the case may be, shall permit the management or its nominee with or without workmen, engineeres, electrician, plumbers and technicians, with or without prior notice, to enter into and upon the rooms, flats and spaces for the purpose of repairing, cleaning, testing maintaining, rebuilding, the drains, electric wiring, water pipes, sanitary drains and/or pipes and/or fittings and any other matter which might affect the enjoyment of any portion of the said building by any person being the landowners or the occupiers thereof.

XX. MISCELLANEOUS

- a. The **LANDOWNERS** and the **BUILDER/PROMOTER** have entered-into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe a partnership between the **BUILDER/PROMOTER** and the **LANDOWNERS** nor as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute an association of persons.
- b. It is understood that from time to time to facilitate the construction of the building by the **BUILDER/PROMOTER** and transfer of flats spaces various deeds matters and things not herein specified may be required to be done by the **BUILDER/PROMOTER** and for which the **BUILDER/PROMOTER** 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 undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the **LANDOWNERS** also undertakes to sign, and execute all such additional applications and other documents as the case may be, Provided that all such deeds matters and things do not in any way infringe on the rights of the either parties otherwise vested upon execution of the present agreement and/or go against the spirit of this agreement.
- c. Any notice required to be given by the **BUILDER/PROMOTER** shall without prejudice to any other mode of service available, be deemed to have been served on the **LANDOWNERS** if delivered by hand to him and- duly acknowledged or sent by pre-paid registered post with acknowledgement due and shall likewise be deemed to have been served on the **BUILDER/PROMOTER** if delivered by-hand or sent by pre-paid registered post to the Registered office of the builder.
- d. As and from, the date of completion of the building the **BUILDER /PROMOTER** and/or its transferees and the **LANDOWNERS** and/or his transfers shall be liable to pay and bear proportionate charges on account of all taxes and other impositions spaces.
- e. There is no existing agreement regarding the development or sale of the said property and that all other arrangements if any, prior to this agreement have been cancelled and are being superseded by this agreement.

Devanshi Constructions

H. Laxmi Kumar
Partner

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f. The municipal taxes and other land revenues will be borne by the **LANDOWNERS** only till the period prior to handing over of vacant possession to **BUILDER/PROMOTER** thereafter such taxes and revenues will be borne by the **BUILDER/PROMOTER** till the completion of the project as well as handing over of **LANDOWNERS** allocation. Once the project is complete and accordingly handed over and/or taken possession as per allocation then the same will be borne by the respective users of the building. **BUILDER/PROMOTER** undertakes to bear the electricity cost from the date of handing over of schedule property for the purpose of development till the completion of the project excluding all previous arrears on part of the **LANDOWNERS** prior to handing over of the land.

XXI. RATES & TAXES

a). Till the completion of the Project the parties herein shall be liable to pay all taxes (including GST) and other dues in the manner mentioned in Clause-XXI (F) hereinabove if any, on the SAID PROPERTY, thereafter the **LANDOWNERS**, **BUILDER/PROMOTER** purchasers of Flat/Dwelling units in the New Buildings, shall paybear the same in proportion to the area held by them.

b). It is mutually agreed between the executants of this agreement that if or at all and after commencement of the project anyone amongst the parties herein demise then in that eventuality all expenses towards proper documentation will be borne by the substituted one.

XXII. SERVICES & CHARGES

(a) For the date of their taking possession of their allocated area in the New Buildings the **LANDOWNERS** will be responsible to pay and bear the proportionate operation and maintenance/service charges for the common facilities in the New Buildings.

(b) Additional operation and maintenance/service charged may also be charged for such other services as may be provided over and above those mentioned in Clause 12 (a) above.

(c) It has been mutually/voluntarily agreed between the parties herein that the registration cost and other related costs towards registration of the documents before the competent authority or so will be borne equally i.e. 50:50.

XXIII. TITLE DEEDS

Copy of the Title Deeds (Original) in respect of the said property shall be given by **LANDOWNERS** to the **BUILDER/PROMOTER** as and when required with an undertaking to return the same to the Landowners.

XIV. LEGAL PROCEDURES

a. It is hereby expressly agreed by and between the parties hereto that it will be the joint responsibility of parties herein to defend all actions and proceedings in respect of the title and/or possession of the SAID PROPERTY as per their respective share only if the such disputes is with regard to the scheduled

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property inflicted post agreement and which might arise out of the respective shares of the parties, but there will be no responsibility of the **BUILDER/PROMOTER** if such dispute is prior to the execution of the agreement.

b. The **LANDOWNERS** shall handover photocopies/originals of all the relevant documents regarding title, possession, municipal taxes and other legal papers concerning the said property referred above. The **LANDOWNERS** further assures and confirms to provide to the **BUILDER/PROMOTER** any other documents required in connection with the said property within a reasonable time at his expenses.

XXV. ARBITRATION

(a) It is hereby agreed by the parties that all disputes and difference arising out of land in relation to these presents or touching the Development, Demolition and/or removal of old structures, construction of New Building and relation thereto shall be referred to Arbitration under the Arbitration & Conciliation Act so amended time to time and the decision of the Arbitrators, appointed for the said purpose shall be final and binding on both the parties.

(b) The right to refer the dispute to arbitration as mentioned above shall not be any hindrance to the parties seeking recourse to claiming damages by lodging claim before the consumer forum for any deficiency in the service committed by the either parties.

XXVI. JURISDICTION

Only the Courts in Ranchi shall have jurisdiction to entertain, try and determine or adjudicate all actions, suits and legal proceedings arising out of or in relation to these presents or the award of Arbitrators or otherwise between the parties herein and jurisdiction of any court at any other place is specifically and clearly agreed to have been ousted.

XXVII. INTERPRETATION

All the words, expressions, terms, meanings, conditions will be strictly construed and shall have the same effect throughout the Agreement, besides this if in case or at all any terms, words, expressions and conditions found invalid and/or it's unlawful and if the same is against the contract then the same stand omitted as and when agitated as if the same never existed.

XXVIII. ESCROW ARRANGEMENT

(a) Subject to Applicable Laws, within thirty (30) Business Days from the execution of this Agreement or such other extended time period as decided by the **BUILDER/PROMOTER** and the **LANDOWNERS** individually or jointly as the case may be, the parties shall submit all documents and complete all formalities for opening the Escrow Account in their respective names, as per the norms and provisions of RERA and other Applicable Laws.

(b) At the outset it is made clear that for the purposes of Escrow Accounts if required by the law both the **LANDOWNERS** (either jointly or severally) as well as the **BUILDER/PROMOTER** will maintain separate escrow accounts for their respective allocated shares either before one escrow agent or before any other escrow agent as per their individual choice.

(c) The Parties agree that in a case, a claim of refund is raised by a customer / allottee in relation to a unit of the Project ("**Refund Claim**"), the **BUILDER/PROMOTER** shall be responsible to fund only such Refund Claims that pertain to the **BUILDER/PROMOTER** Units. Parties agree that in case a Refund Claim pertaining to **LANDOWNERS** Units arises, the liability to fund such Refund Claim shall solely be of the **LANDOWNERS**.

XXIX. TRANSFER RIGHT

1. That this Development Agreement is being executed between the LandOWNERS/First Party and DEVELOPER/Second Party under the Provision of Section 5(1) of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011 and both parties are bound to abide by the terms and conditions mentioned in the said Jharkhand Apartment (Flat) OWNERSHIP Act 2011.
2. That both parties have also agreed that under the provision of sub Section 2 of Section 5 of the Jharkhand Apartment (Flat) OWNERSHIP Act 2011, both parties are free to **execute/allot Allotment Letter/Agreement for sale/Sale Deed/lease/Mortgage/Gift** with respect to flat/units of their respective shares in favour of prospective purchasers as mentioned in the **SCHEDULE-B for LANDOWNERS allocation and Schedule-C for DEVELOPER/PROMOTOR allocation** of this Development Agreement and they are also free to receive consideration of the unit of their respective shares and no party will have any objection in this regard.

SCHEDULE-A

Description of, the SAID PROPERTY over which the construction will be made:-

All that area of land measuring an area of 9.91 Decimal more or less being portion of R.S. Plot No.- **146**, Sub-Plot no. 146/D under R.S. Khata No.-1 & land measuring 8.26 Decimal more or less being portion of R.S. Plot No.- **146**, Sub-Plot no. 146/C-1 under R.S. Khata No.-1 total land measuring **18.17 Decimal** more or less situated at Village - **Gari**, P.S. Ranchi now P.S. **Sadar**, P.S. No. **194**, District - **Ranchi** corresponding to Holding No. **0060003563000A2** & Holding No. **0060003564000A1** within New ward No. 6 of Ranchi Municipal Corporation, Ranchi and the same is butted and bounded as follows:-

North :- Plot No - 146/C & 20 Feet Road

South :- Plot No - 145

East :- Plot No - 149

West :- 20 Feet Road & Plot No - 146/D Part

VALUATION OF LAND FOR THE PURPOSE OF REGISTRATION

Value of land measuring 18.17
Decimal (Commercial Rate)

- Rs. 99,02,500/-

Wingh

Devanshi Constructions
Partner
Kumar Singh

2022/01/20

SCHEDULE - "B" (LANDOWNERS' Share)

That in lieu of the land provided by the LANDOWNERS to the DEVELOPER for constructing the Multi-storied building the DEVELOPER shall give as following description alongwith undivided proportionate share in land out of the total super built up area to the landowners and car parking shall be as per the ratio of landowners flat in the following manner :-

Flat No.	Floor No.	Super built up area	Undivided proportionate share of land	LANDOWNERS
301	3rd	2834 Sq.ft	925 Sq.ft	Ravi Shankar Singh
401	4th	2834 Sq.ft	925 Sq.ft	Shashi Shankar Singh
Total Area		5668 Sq.ft		
204	2nd	1590 Sq.ft	515 Sq.ft	Kavita Singh
304	3rd	1590 Sq.ft	515 Sq.ft	Kavita Singh
404	4th	1590 Sq.ft	515 Sq.ft	Kavita Singh
Total Area		4770 Sq.ft		
Total Area of Both Landowners		10438 Sq.ft		

alongwith car parking space in the ground floor and all common area facilities and amenities of the said proposed building.

SCHEDULE - "C" (DEVELOPER's Share)

The DEVELOPER shall be in the remaining portion of super built up area alongwith undivided proportionate share in land of the proposed multi-storied residential building after allotment of the LANDOWNERS' share as mentioned in SCHEDULE-B above and car parking shall be same ratio in the following manner :-

Flat No.	Floor No.	Super built up area	Undivided proportionate share of land
101	1st	1530 Sq.ft	495 Sq.ft
102	1st	1280 Sq.ft	410 Sq.ft
103	1st	1475 Sq.ft	475 Sq.ft
104	1st	1590 Sq.ft	515 Sq.ft
201	2nd	1530 Sq.ft	495 Sq.ft
202	2nd	1280 Sq.ft	410 Sq.ft

Devanshi Constructions
H. Indira Kumar
Partner

Flat No.	Floor No.	Super built up area	Undivided proportionate share of land
203	2nd	1475 Sq.ft	475 Sq.ft
303	3rd	1475 Sq.ft	475 Sq.ft
403	4th	1475 Sq.ft	475 Sq.ft
Total Area		13110 Sq.ft	

alongwith car parking space in the ground floor and all common area facilities and amenities of the said proposed building.

SCHEDULE-D

The Specifications of this Residential space shall be as follows:-

➤ **FOUNDATION**

RCC column and pedestals, with anti termite treatment both in foundation and plinth in addition to protection from earthquake.

➤ **STRUCTURE**

The super structure of M20/25 grade will be made of RCC floor with 10"/8" thick brick walls (Red / Fly Ash / AAC /SLC/ AAA) (1:6 mortars) on the external surface and 5"/3" thick internal partition.

➤ **FLOORING**

Common Area / Circulation area / Lobby will be provided with Polished Vitrified Tiles. Toilets will be provided with Ceramic Tiles.

➤ **PAINTING**

External Finish: - Weather Coat / Snowcem / Painting / Texture Paint & Internal Finish: -Plaster of Paris (POP)

➤ **DOOR / SHUTTER / WINDOWS**

All doors will be equipped with ISI mark flush doors. All windows shall be of Aluminum frames with anodizing.

➤ **ELECTRICAL WORKS**

Electrical points of lights, Electrical points of fans shall be provided with concealed PVC conduits with multi strand fire resistant copper wire and modular switches.

➤ **GENERATOR**

Generator will be provided as per the direction of Electric Engineer and the Structural Engineer.

➤ **LIFT**

Lifts will be suggested by the Architect.

Devanshi Constructions

H. Lender Kumar
Partner

Singh

PRODUCT QUALITY

➤ BRICKS	Sand Lime / Red / Fly Ash / AAC / SLC Bricks
➤ STEEL	TMT Bars(550D)
➤ CEMENT	Gujarat Ambuja / Lafarge / Konark / ACC / Equivalent
➤ W/P CHEMICAL	Sikka / Pidilite / Dr. Fixit / Equivalent
➤ CEMENT PAINT	Berger / Nerolac / Duracem / Asian / Equivalent
➤ CEMENT PRIEMER	Berger / Nerolac / Duracem / Asian / Equivalent
➤ SYNTHETIC PAINT	Berger / Nerolac / Duracem / Asian / Equivalent
➤ TILES	Kajaria / Nitco / RAK / Simpolo / Somani / Equivalent
➤ Aluminum Frames	Jindal / Hindalco / Equivalent
➤ Ceramics	Hindustan / Cera / Neycer / Equivalent
➤ CP Fittings	Jaguar / Marc / Kerovit / Equivalent
➤ Wires	Havells / Polycab / RR Kabel / Indo Asian / Equivalent
➤ Switches	Modular
➤ MCB& Cables	Havells / Polycab / Equivalent

NB - The Developer reserves the right to change / replace the right to replace the make of any specified article after going through the test reports whenever & wherever required.

CERTIFICATE

Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sama, Hargari or Pahnai & not related with Land scam, Fodder scam or any other scam.

Devanshi Constructions
Sr. Laxman Kumar
Partner

Singh

It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46(6) or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

IN WITNESS WHEREOF the parties are putting their respective signature by way of confirmation of agreement and aforesaid Schedules.

Witness :

Signature of LANDOWNER'S

1. Raunak Singh
Raunak Singh 07/02/2022

S/O Rajesh Kumar Singh
Jharkhand X-Ray gali
Baramde, Kamke Block
Ranchi

1. K Singh
07/02/2022

2. Suyansh 07/02/2022
Suyansh Singh.

S/O Dinesh Kr. Singh.
Airport Road, Hinoo
Ranchi

2. Suyansh
07/02/2022

3. Singh
07/02/2022

Devanshi Constructions
Hastendra Kumar Singh
Partner

Instructions
Hilendra Kumar Singh
Partner
07/02/2022

Signature of BUILDER/PROMOTER



ASHUTOSH KUMAR
Advocate
Civil Court, Ranchi
Ent. No - 156/0P

Little	Ring	Middle	Fore	Thumb

Handwritten signature
07/02/2022

Certified that the finger prints of the left hand of each person where photograph is affixed in the document have been obtained by me or before me.

AK
Adv
7/2/2022

Drafted By : Ashutosh Kumar

Advocate, Ranchi

ASHUTOSH KUMAR
Advocate
Civil Court, Ranchi
Ent. No - 156/0P

VILAGE. GARI

Plot No - 194

P.S. SADAR, DIST - RAJGARH

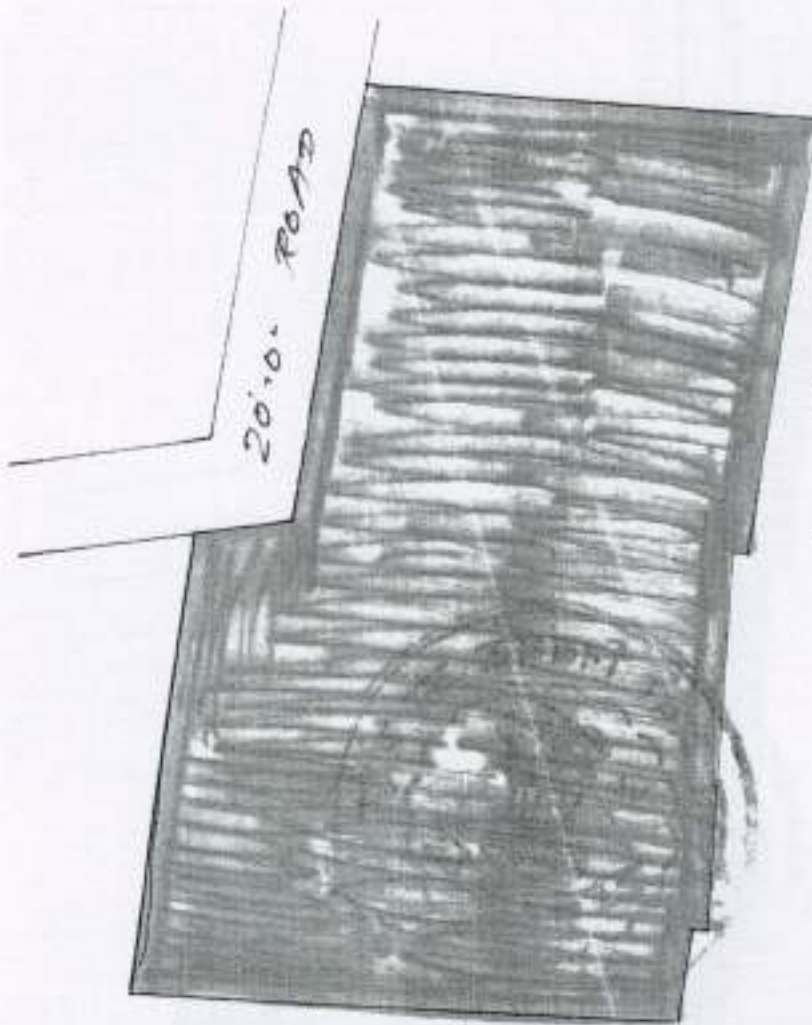
R.S. Plot No - 146

SHOWN IN RED COLOUR

AKED

A-3R

0-18-17



[Signature]

[Signature]

King

07/02/2022

5505/20/60

Devanshi Constructions

Hilanda Kumar Singh
Partner



नामांतरण शुद्धि-पत्र

भारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP142313998

2/4/2021



जिला का नाम	दोबी	अनुमंडल नाम	सरर	अंचल का नाम	बड़गाई	हल्का	हल्का-04	
स्ट्रेट का नाम	भारखण्ड	भाग	वर्तमान(VOL)	पृष्ठ संख्या	वर्तमान	94	धना न. 194	
क्रमिक संख्या	केस न.	मीजा का नाम/ राजस्व धाना न	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिप्रेत जिसमें नामांतरण संबंधित है खाला न. भाग वर्तमान	कारोबार विस्तृत सूचना खाला न. प्लॉट न. क्षेत्रफल	तथाना अवधि अवधि
13998	2327 /R27 2020 - 2021	गाड़ी/ 194	दोबी	03/02/2021	By Succession Registration Deed 2440 Dated 22/12/2020	1 6 14	1 146 8.26 हिसाब	20
भेता का नाम : (Ravi Shankar Singh मिला- Late Kamta Singh , जाति- ----, पता-Panchwati Puram, Boory Road, Bariatu) एवं (Shashi Shankar Singhमिला- Late Kamta Singh , जाति----, पता-Panchwati Puram, Boory Road, Bariatu)		जमाबंदी रयत का नाम : श्रीला सिंग-बति-कामता प्रसाद सिंग		विक्रेता का नाम : Sheela Singh, पति- Kamta Prasad Singh , जाति----, पता-Panchwati Puram, Boory road, Bariatu, Ranchi, Jharkhand				
राजस्व कर्मचारी हल्का-04 को आवश्यक कार्रवाई एवं सूचनायें हस्तांतरित । यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष के रूप में नहीं किया जा सकता है।								

Signature valid
Digitally signed by

SHAILESH KUMAR
अंचलाधिकारी बड़गाई

कोरोना के उड़ जाएंगे प्राण, जब सड़क पर न जाएं इन्सान |



बट्टागाई | गाड़ी | 194 | Ravi Shankar Singh ,Shashi Shankar Singh		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1	146	0 एकड़ 8.26 डिसमील 0 हेक्टर

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

मांग बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
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	49.00				49.00	

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					20.00	
गुजारी (भावली)					5.00	
सेस					10.00	
सूद					10.00	
मुतफरकात					4.00	
मीजान अदायकारी					49.00	

(१) मीजान कुल (लफजी में) : **Fourty Nine Rupees**

(२) नाम देहिन्दा -

(३) कुल बकाया- **49.00**

तारीख अमला तहसील कुनिन्दा : 01-11-2021

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



ऑनलाइन मांग

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।



राँची नगर निगम, राँची।

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

Memo No. : SAM/006/0168/21/22

Date : 30-10-2021

प्रभावी : तृतीय तिमाही 2021-2022

श्री/श्रीमती/सुश्री

SHASHI SHANKAR SINGH S/O LATE KAMTA PRASAD SINGH
RAVI SHANKAR SINGH S/O LATE KAMTA PRASAD SINGH

पता

PANCHWATI PURAM BARIATU BOOTY ROAD BARIATU RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपके गृह सं- 2175/B5 वार्ड सं- 6 (Old) जिसका नया गृह सं- 0060003564000A1 एवं नया वार्ड सं- 6 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक विराथा मूल्य 136850.00/- रु- निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं-	Particulars	Amount (In Rs.)
1.	गृह कर	684.25
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		684.25



नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के अलावा वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जाएगा जो सम्पत्ति कर का 50% होगा।
हियामत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से रहित पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण पूंति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय पूंति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकला जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गतत प्राप्त जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा संगठित इस सम्पत्ति कर इन इमारतों/घाबों को कोई कानूनी हेतिसहित प्रदान नहीं करता है और/या न ही अपने अधिकारों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होलिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

To be signed by the Applicant



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
नामांतरण शुद्धि-पत्र

(RNS/P/423/7045 18/26/2021)



जिला का नाम	शैबी	अनुमंडल नाम	सदर	अवल का नाम	बाड़माई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	30	पृष्ठ संख्या वर्तमान	32	धाना नं.	01

क्रमिक संख्या	केस नं.	मौजा का नाम/राजस्व धाना नं.	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिप्रेत विसर्ग-नामांतरण संबंधित है खाता नं. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता नं. द्यौट नं. क्षेत्रफल	रणान	रजिस्टर 2 अंश नं. का संख्या			
17045	1892 /R.27 2021 - 2022	गाड़ी/ 194	शैबी	23/10/2021	By Sale Deed No, 6463 Dated 13/09/2021	1	15	91	1	146	9.91 हिंसमील	25	

केला का नाम : (Kavita Singh)पति-Dinesh Kumar Singh, जति-राजपूत, पता- House No. 81, Airport Road, Hinoo, Doranah, Ranchi- 834002, Jharkhand)	वर्तमान रैयत का नाम : प्रति गुला-प्रति-राजीव गुला	किता का नाम : Prin Gupta, पति-Rajeev Kumar Gupta, जति-नेली, पता-H 1/218, Harma Housing Colony, Thana-Argona, Ranchi- 834002, Jharkhand
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डिजिटल साइन
MANO KUMAR
अवल अधिकारी

राजस्व कर्मचारी हल्का-04 को आवश्यक कार्रवाही एवं सूचनाएं रजिस्ट्रारित।
एक 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।
(अध्याय-19 से बचाव, कोरेना श्रेणी, भारत प्रतिभाग दो गज की दूरी मास्क है जरूरी। सोशल डिस्टेंसिंग करना होगा, हमें कोरेना से लड़ना होगा।)

ऑनलाइन सेवा

Sch XIV- F.No. 180v
रसीद मालगुजारी
नाम सर्कल । नाम मौजा मय
धाना वो धाना नम्बर

V

फरद मलकी / फरद रेयती Page No. 32
नाम रेयत मय वसिदपत जमाबन्दी Vol. No. 30
वो सकुनत नम्बर। Receipt No. 0234920414

बडागाई | गाडी | 194 | Kavita Singh		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
1	146	0 एकड़ 9.91 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	25.00					25.00
गुजारी (भावती)	6.25					6.25
सेस	12.50					12.50
सूद	12.50					12.50
भूतफरकात	5.00					5.00
मौजान	61.25					61.25

तफसील अदायकारी

अदायकारी बावत	बकाया				मौजालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					25.00	
गुजारी (भावती)					6.25	
सेस					12.50	
सूद					12.50	
भूतफरकात					5.00	
मौजान अदायकारी					61.25	

(१) मौजान कुल (लफ्जों में) : Sixty One Rupees and Twenty Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 61.25

तारीख अमला तहसील कुनिन्दा : 28-10-2021

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



ऑनलाइन जांचा

यह एक कम्प्यूटर जनित प्रति है।

यह प्रयत्न केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।



राँची नगर निगम, राँची।

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

Memo No. : SAM/006/0167/21/22

Date : 30-10-2021

प्रभावी : तृतीय तिमाही 2021-2022

श्री/श्रीमती/सुश्री

KAVITA SINGH W/O DINESH KUMAR SINGH

पता

PANCHWATI PURAM OPPOSITE PANI TANKI BARIATU BOOTY ROAD BARIATU RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपके गृह सं- 0060003495000A2 वार्ड सं- 6 (Old) जिसका नया गृह सं- 0060003563000A2 एवं नया वार्ड सं- 6 हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 7350.00/- रु- निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं*	Particulars	Amount (In Rs.)
1.	गृह कर	36.75
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		36.75



नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जाएगा जो सम्पत्ति कर का 50% होगा।
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करने तथा अतिरिक्त गृह कर से राहत पायें।
- प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण वृत्ति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रिबायत दी जाएगी।
- किसी देय वृत्ति को निर्दिष्ट समयवाचि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकता जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण यह-घोषणा पत्र की स्थानीय जांच तथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शक्ति (Fine) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा संग्रहित इस सम्पत्ति कर इन टर्मरॉ/टर्माँ को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होब्लिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

To be signed by the Applicant

12228

11524

11524

5000Rs.



16110
 Subalt
 chet
 Rs. 45000
 Sachin
 18/11

23

Makul
 AL 1800
 VTS 36
 1836

16-10-1922
 4725 L
 2250 L
 6975 L

यह विक्रय पत्र आज दिनांक १६ अक्टूबर सन् १९२२ ई० को इस प्रकार सम्पन्न हुआ।

१- विक्रेता का नाम :- श्रीमति हनु प्रसाद घर्मपली श्री उपेन्द्र प्रसाद, जाति कायस्थ पेशा-गृहणी, निवासस्थान-२४९ न्यून २० जी० कालोनी कुरु थाना-बरगोड़ा जिला रांची के द्वारा संघारण प्रतिनिधि श्री अरविन्द पिता श्री उपेन्द्र प्रसाद, जाति कायस्थ पेशा-व्यापार, निवासस्थान-२४९ न्यून २० जी० कालोनी, कुरु थाना-बरगोड़ा जिला-रांची दिनांक २-५-१९२२ ई० जो जिला अवर निर्यन् रांची पावर रजिष्टर के प्रष्ट संख्या २०६-२९० जिल्द संख्या-11 पावर संख्या १४९ - सन् १९२२ ई० के रूप में निबंधित है। और भूमि विक्री करने की अधिकार पत्र प्राप्त है।

[भारतीय नागरिक] ----- प्रथम पक्ष

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 0869

Arvind
 16.10.22



-२-

२- क्रेता का नाम :- श्रीमति शीला सिंह धर्मपत्नी श्री कामता प्रसाद सिंह
जाति-राजपूत व्यवसाय-गृहणी निवासस्थान- २बी०-१५
जवाहर नगर कुंलोनी, कृष्ण रोड रांची थाना बरियातु
जिला- रांची।

[भारतीय नागरिक] वन्य पदा

३- लेख्य प्रकार :- विक्रय पत्र (से ल ही ड)

४- मूल्य :- मात्र ४५,०००/- पैंतालिस हजार रु. पैसे।

५- नाम जमींदार :- बिहार सरकार द्वारा टाऊन अंचल रांची हम्परबंदी
मालगुजारी प्रतिवर्ष ०-२५ पैसे

६- किरावाली भूमि की विवरण :- ग्राम गाही थाना जिला रांची खर्तमान थाना बरियातु
थाना नम्बर १६४ खाता नम्बर १ (स्क) मवे जमाबन्दी नं०-
१।८७ के अन्तर्गत सर्वे प्लोट नम्बर १४६ (स्क साँ हिया लिस)
मवे सब प्लोट नम्बर १४६।सी०-१ दोत्रफल ५ कठठा
(पाँच कठठा) भूमि स्वत्व हम्परबंदी जो क्रेता को अपनी
माताजी श्रीमती कैलाशवती देवी से वन पुत्र रजिस्ट्री के
द्वारा प्राप्त है जिसपर क्रेता का निर्विवाद और
निर्विघ्न दखल कब्जा है तथा उक्त भूमि सर्व प्रकार के मगडा
फंफंट बसेडा से रहित है एवं हणभार से मुक्त है जिसकी
चर्तुःसीमा एवं नाम निम्न प्रकार है :-

Printed
16.10.92



-३-

चतुः सी मा

- उत्तर :- सब प्लॉट नम्बर १४६।सी० ।
 दक्षिण :- सब प्लॉट नम्बर १४६।डी० ।
 पुरब :- सर्वे प्लॉट नम्बर १४६ ।
 पश्चिम :- २०फीट चौड़ी पथ।

ना प मू मि

- उत्तर की ओर :- ६० फीट
 दक्षिण की ओर :- ६० फीट
 पुरब की ओर :- ६०फीट
 पश्चिम की ओर :- ६०फीट
- । क्वीत मूमि संलग्न मानचित्र में लाल
 । रंग से रंगकर दर्शाया गया है जो सब
 । प्लॉट नम्बर १४५।सी०-१ के रूप में
 । अंकित है जिसका जिला वों कलकटरी
 वों ही०रजिष्ट्रार वों सब रजिष्ट्रार स्थान रांची पड़ता है।

:- यतः सन् १९४७ ई० में महाराजा प्रताप उदय नाथ साहदेव, छोटानागपुर के महाराजा ने एक चिरस्थायी बन्दोबस्ती दस्तावेज क्रमांक २२ दिनांक २२ दिसम्बर १९४७ ई० जिसका निर्बंधन रांची निर्बंधन कार्यालय में पुस्तक संख्या-१, जिल्द संख्या १६ पृष्ठ संख्या २० से २३ में दस्तावेज संख्या २०१६ सन १९४७ ई० के अन्तर्गत हुआ, द्वारा खाला नम्बर १।२२ प्लॉट नम्बर १४६ मोजा गाड़ी थाना नम्बर १६४ थाना सदर नगर व जिला रांची में स्थित एराबी रकबा ४.२५ एकड़ (चार एकड़ गठार्स हिंसगिल) को श्री कामेश्वर नाथ पिता स्वर्गीय गौरतनाथ निवासी रांची में के नाम से बन्दोबस्त किया।



- 8 -

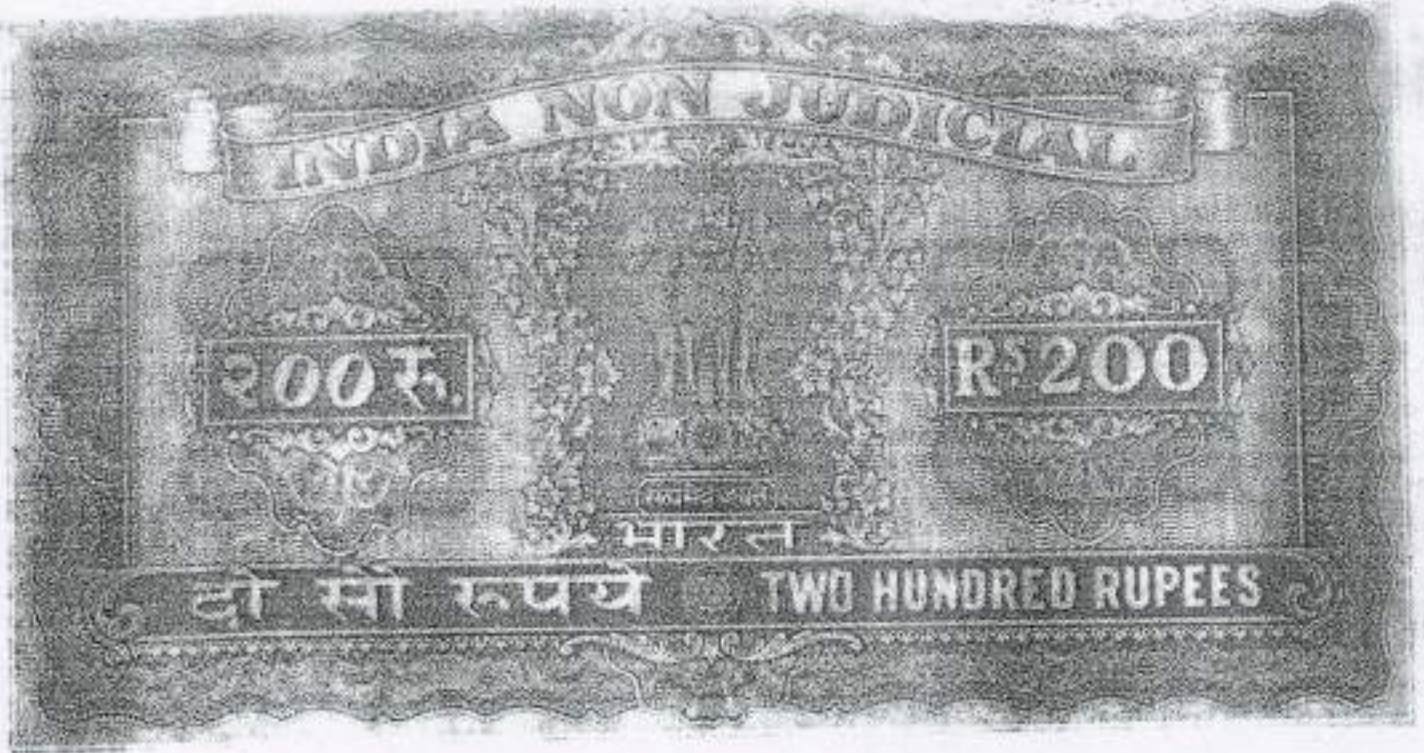
:- और यतः उक्त बन्दोबस्ती, यदपति श्री कामेश्वर नाथ के नाम से हुई, पर वस्तुतः वे केवल कर्माधीन थे और उक्त कुल भूमि की वास्तविक स्वामिनी श्रीमती कैलाशवती देवी, पति श्री नागेन्द्र प्रसाद, निवासी शांति सदन, ग्राम-गाही, जिला राँची थी, जिनके रुपये से कुल भूमि अर्जित की गयी थी अतएव उक्त श्री कामेश्वर नाथ ने उक्त कुल भूमि जिसमें उपर स्तम्भ-६ में वर्णित भूमि सम्मिलित है, जो एक आदाबी पत्र दिनांक २७-६-५२ जिसका निबंवन राँची रजिस्ट्री ऑफिस में पुस्तक सं०-९, दस्तावेज संख्या ४८०६ सन् १९५२ है, द्वारा उक्त श्रीमती कैलाशवती देवी को हस्तान्तरित कर सुपुर्द कर दिया।

:- और यतः उक्त श्रीमती कैलाशवती देवी उक्त कुल सम्पत्ति की स्वामिनी और दखलदार के रूप में सदा चली आयी और कनी रही।

:- और यतः विक्रेता को उक्त कुल भूमि पराजी रक्का उनकी माताजी उक्त श्रीमती कैलाशवती देवी ने स्नेहवश, एक दान पत्र दिनांक २६ अगस्त १९६८ ई० जिसका निबंवन राँची निबंवन कार्यालय में पुस्तक संख्या ९, जिल्द संख्या ७० पृष्ठ संख्या १७ से १९ दस्तावेज संख्या ८९०४ वर्ष १९६८ ई० के रूप में हुआ, द्वारा दान करसमर्पित और अर्पित की जो विक्रेता को दौत्रफल १० कटठा भूमि दान प्राप्त हुआ। इसमें से विक्रेता ५ कटठा (पाँच कटठा) भूमि विक्रेता के साथ बिक्री किया और विक्रेता के नाम पंजना में नाम दर्ज है जिसका जमाबन्दी नम्बर १।८७ है।

:- और यह कि विक्रेता उक्त भूमि बिक्री करने हेतु शहरी भूमि सीमा अधिनियम १९७६ की धारा २६ के अन्तर्गत श्रीमान सदान पदाधिकारी, राँची।

Arvind
16.10.92



- ५ -

से अनुमति प्राप्त कर लिये है जिसका वाद सं० १३६।६२ तथा ज्ञापक संख्या ५२६ दिनांक ६-६-१९६२ ई० है।

:- और यतः विक्रेता उक्त कुल भूमि के मालिक और दखलदार है और उसका कुल स्वत्व, स्वामित्व, हक, और हित उन्हें हांसिल है और उनका नाम शहर अंचल कार्यालय, रांची में नामान्तरित है और लान अदा कर रहीं द हंसिल करते आ रहे है। जिसका रजिस्टर-गा का मोलुम नम्बर २।६१ में दर्ज पाया गया है।

:- और यह भी विदित हो कि विक्रेता को अपने घर गृहस्ती पारिवारिक व्यय और अन्य उचित कामों के लिए धन की नितान्त आवश्यकता है और इस हेतु और अभिप्राय से उपर स्तम्भ-६ में वर्णित एराजी रक्बा बिक्री करने की हच्चा व्यक्त की जिसे ब्रेता राशि मात्र ४५,०००।-पैतालिस हजार रुपयै मात्र प्रतिफल के बदले खरीदने को तत्पर हूँ और उक्त राशि को विक्रेता उचित और पर्याप्त मानकर उक्त भूमि को सब प्रकार के षणभार से एवं देन से मुक्त बिक्री करने को राजी हूँ।

अतः इस विक्रय पत्र द्वारा प्रतिपादित किया जाता है कि विक्रेता अपने तन मन्की स्वस्थावस्था में अपने हित और लाभ का बिकार कर अपने विवेक और स्वेच्छा से बिना किसी के अन्य के हराव, धमकाव, बहकाव, दबाव या फुसलाव के उक्त भूमि एराजी रक्बा जैसा उपर स्तम्भ-६ में दर्ज है को उक्त कारणों और उक्त प्रतिफल की राशि के बदले सब प्रकार के षणभार से मुक्त ब्रेता के हाथ बेचा, हस्तान्तरित किया और सौंप दिया। उक्त भूमि के साथ उसके

16.10.62



-६-

सम्बन्धित सभी हक, अधिकार, दखल, लाभ, सुविधा, रास्ता, रौशनी, बादि भी क्रेता के हाथ में, हस्तान्तरित किया और सौंप दिया। उक्त मूमि के साथ उससे सम्बन्धित सभी हक, अधिकार, दखल, लाभ, सुविधा, रास्ता, रौशनी, बादि भी क्रेता को अन्तरित, हस्तान्तरित किया और उन्हें प्राप्त हुआ।

प्रतिकृत की कुल राशि ४५,०००/- पैंता लिस हजार रुपयें क्रेता से विक्रेता को विक्रय पत्र के निष्पादन के दिन प्राप्त हुई, जिसकी प्राप्ति और वसूली इस लेख्य पत्र द्वारा विक्रेता कबुल वों मंजूर और सम्पुष्ट करते हैं, और किसी प्रकार क कोई पावना या बाकी कलाया न रहा।

यह कि विक्रीगत मूमि सब प्रकार के सणमार, दावा बादि से मुक्त सर्वथा शुद्ध, स्वच्छ, निर्मल, निर्वर और निर्विरोध है। किसी अन्य का दावा, हक, अधिकार और कल उक्त मूमि पर नहीं है और न रहेगा हम या हमारे उत्तराधिकारीगण अथवा अन्य कोई भी किसी प्रकार का हक, अधिकार या दावा जतावे तो वह अनुचित, निर्मल और निरर्थक तथ्यहीन समझा जायेगा।

यह कि अबसे उक्त मूमि पर जो कुछ भी स्वत्व, स्वामित्व, अधिकार, हित और प्रभुत्व विक्रेता को था या आगे होता सो सब स्वामित्व, अधिकार, हित और प्रभुत्व तथा उसकी कुल प्राप्ति लाभ, उपज, सुख और सुविधा सदा के लिए क्रेता को प्राप्त हुआ और वंशानुगत प्राप्त होता रहेगा।

और यह कि विक्रेता वक्त देते हैं कि यदि विक्रेता की दुर्प्रवना, दुर्भ्रश्य अथवा गलती के कारण विक्रीगत सम्पति या उसके अंश से क्रेता को अहित होना पड़े तो अथवा हानिउठानी पड़े तो ऐसी दशा में विक्रेता कुल हानि और व्यय देने को वाध्य होंगे अथवा क्रेता उसे उनकी अन्य सम्पति से वसूल कर लेंगे।

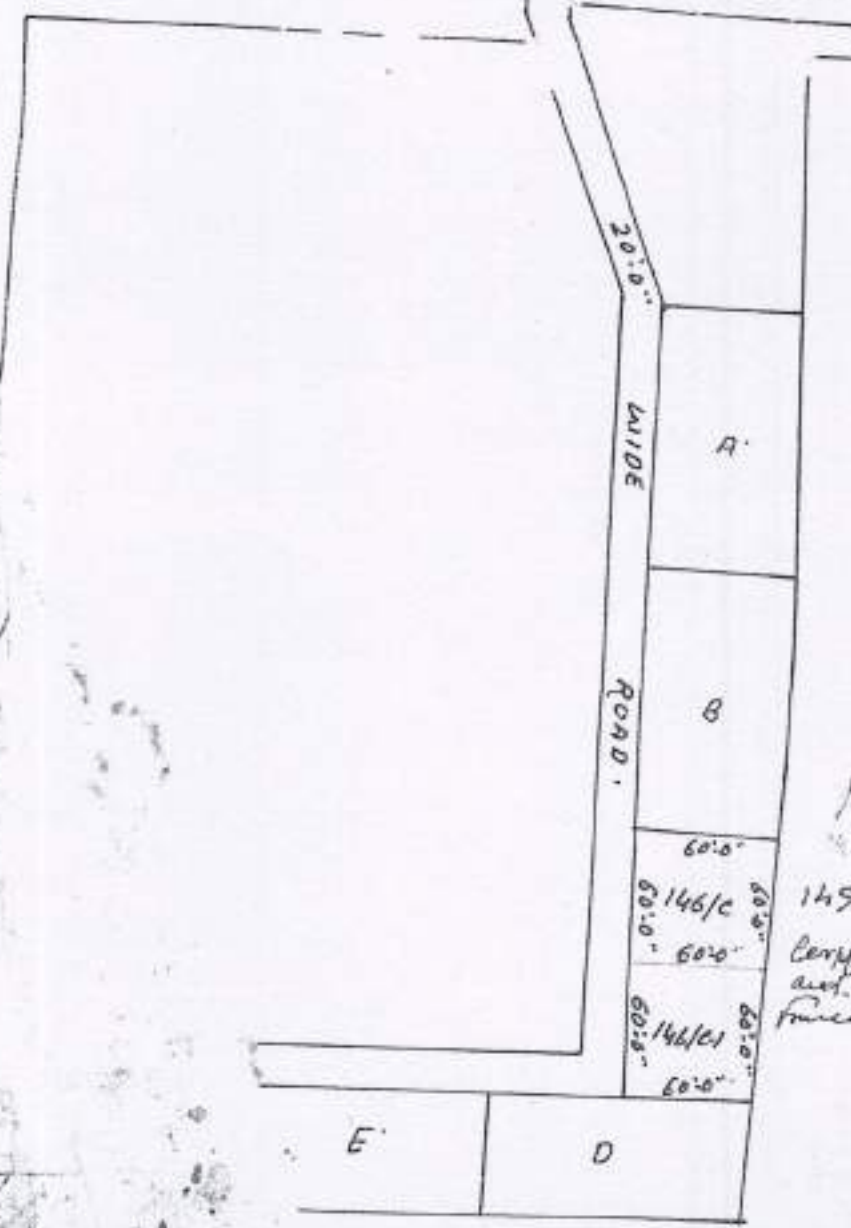
और यह भी मरोसा देते हैं कि आगे उक्त मूमि से सम्बन्धित कोई परिपूरक पत्र अथवा सरकारी और गैर सरकारी कार्यालयों में आवश्यकता होगी तो विक्रेता क्रेता के सर्व पर वैसे कुल कसमकाज और सहायता करने को उद्यत रहें जो समीचीन और कार्यसाध्य होगा।

क्रेता अब से उक्त सम्पति के पूर्ण स्वामी और दखलकार हुए और अपने हित में जैसा चाहे मवन, अटलिका, कूप निर्माण करावें, वाग वाटीका लगावें या उस नव निर्मित मवन में स्वयं वास करे या किराया पर लगावें तथा जैसा चाहे वैसे विक्री, रेहन, दानप मकफूल वगैरह करे सब कुछ करने के लिए समर्थ है, इसमें हमें और हमारे परिवारवालों अथवा अन्य किसी को कोई अुरोध विरोध नहीं होगा। यदि कोई

BOOTY ROAD

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 THANA & DIST. RANCHI
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रजिस्टर नम्बर।

परत रजिस्टर।

नाम श.। नाम शीला मय

नाम शीला मय शिल्पित कर्मचारी

पान का कार्या नम्बर।

वा संकुचन। नम्बर।

27/11/52 21/11/52 11/12

46 14 11

नयाजी नगरी 1/8 मराठी भाषाको शक्यतो दिहास लगान मागको।
 146 65 का 71 310 1070 615 6 6/11/52 23 12 4 12-52

नोट वा शाखाको माँग नप तपस्योस (बचतको को हाल) नोजुदा बास क

माँग बासक	घातान	बकाया				हास
		तीन वर्ष से ज्यादा।	दो वर्ष।	एक वर्ष।	एक वर्ष।	
भाल- (नकदी)	25					25
मजदारी (बाकशी)	06	—————				06
सेम ..	13					13
समुद्र ..	20					20
महाभारकात ..	77					77
मोजान	77					77

तकसील अदायकारी।

अदायकारी बासक	घातान	बकाया				घातानका हास	कानिज
		तीन वर्ष से ज्यादा	दो वर्ष।	एक वर्ष।	एक वर्ष।		
भाल- (नकदी)	25					25	X
मजदारी (बाकशी)	06	—————				06	
सेम ..	13					13	
समुद्र ..	20					20	
महाभारकात ..	77					77	
मोजान अदायकारी	77					77	

77

- (1) मोजान कल (संपत्ती में) 21/11/52
 (2) नाम देहिना 21/11
 (3) कल बकाया 21/11

मोजान मोजान का बकाया अदायकारी पर (दिनांक देहे बकायो पर जिन पर कि शर्तिकीट जारी हो) धूर वही किया जाता है।

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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2a7dd8ef353fc149dc9e

Receipt Date : 13-Sep-2021 01:20:48 pm

Receipt Amount : 112040/-

Amount In Words : One Lakh Twelve Thousands Forty Rupees Only

Token Number : 20210000097496

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : Kavita Singh (Vendee)

GRN Number : 2107489147



For Office Use. It
 should be used for
 stamp duty payment
 only. It is not valid
 for any other purpose.
 23/09/2021

Shri Anjali

13.09.2021

13/09/2021

इस रसीद का उपयोग केवल एक ही वस्तुतः पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट या अन्यथा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे वस्तुतः पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

इस बिक्रय पत्र में प्रयुक्त संदर्भ "लेख्यकारी" एवं "लेख्यधारी" से सदैव अभिप्राय उनके कानूनी उत्तराधिकारी, प्रतिनिधि अथवा मनोनीत व्यक्ति इत्यादि से होगा यदि तथ्य विरोधात्मक ना हो या संदर्भ/विषय के प्रतिकूल नहीं हो।

लेख्य प्रकार : - सम्पूर्ण बिक्रय - पत्र (Sale Deed) आज की तिथि से सदा-सर्वदा के लिए।

सम्पत्ति का कुल मूल्य : - मो0 28,01,000/- (अठाईस लाख एक हजार) रुपये मात्र।

नाम जमीन्दार : - झारखण्ड सरकार द्वारा अंचल अधिकारी बड़गाई , जिला-राँची जिसका सलाना मालगुजारी 50 (पचास) पैसा अलावे सेस।

विक्रय वाली भू-सम्पत्ति का पूर्ण विवरण : - मवाजी रकबा 6 कटठा यानि 9.91 डिसमील जमीन हकियत कायमी, रैयती, खरीदगी दखली, भू-सम्पत्ति बाके मौजा-गाड़ी, थाना- सदर, थाना-नं०-194 जिसका वार्ड नं० 6 होल्डिंग नं०-0060003495000A2 जिला - राँची, जो जिला अवर निबंधन पदाधिकारी, स्थान राँची से संबंधित है।

खाता नं०	प्लॉट नं०	सब प्लॉट नं०	रकबा	दर्जा
1	146	146/D	6 कटठा यानि 9.91 डि०	आवासीय

रकबा छः कटठा यानि नौ दशमलव नौ एक डिसमील जमीन बिक्री होता है, जो संलग्न नक्शा लाल रंग से रंगकर दिखलाया गया है, जो इस बिक्रय पत्र का अगिन्न अंग है, जिसकी चौहदी निम्न प्रकार है :-

Shri. Sushil

13.09.2021

चौहद्दी :-

- उत्तर : - सब प्लॉट नं० 146/C-1. एवं 20 फीट चौड़ा प्रस्तावित
रास्ता
दक्षिण : - प्लॉट नं० 145
पुरब : - प्लॉट नं० 149
पश्चिम : - सब प्लॉट नं० 146/D का भाग

विदित हो कि उपरोक्त वर्णित भूमि आर० एस० खतियान में वकाशत
मालिक नाम जमीन्दार महाराजा प्रताप उदय नाथ शाहदेव के नाम पर दर्ज
है।

विदित हो कि उपरोक्त वर्णित भूमि को वर्ष 1947 ई० में महाराजा
प्रताप उदयनाथ शाहदेव ने एक बन्दोबस्ती दस्तावेज द्वारा दिनांक 22
दिसम्बर 1947 ई० को श्री कामेश्वर नाथ पिता गोरख नाथ के नाम से
बंदोबस्त कर दिये, जिसका पुस्तक सं०- 1 जिल्द सं०- 16 पृष्ठ 20 से 23
दस्तावेज सं० 2019 वर्ष 1947 जो निबंधन कार्यालय राँची में निबंधन
कार्यालय राँची में निबंधित है।

यह भी विदित हो कि श्री कामेश्वर नाथ उक्त भूमि पर शांतिपूर्ण
दखलकार रहते हुए एक निबंधित पत्र द्वारा श्रीमती कैलाशवति देवी को
हस्तांतरित कर दिये, जिसका पुस्तक सं०-1, दस्तावेज सं० 4809 वर्ष 1952
ई० है

Sri. Anjali
13.09.2021

यह भी विदित हो कि उपरोक्त वर्णित भूमि को श्रीमती कुमुदिनी नाथ पति स्व० कामेश्वर नाथ ने अपने माताजी श्रीमती कैलाशवति देवी से दान-पत्र के द्वारा हासिल किये थे जिसका पुस्तक सं०- 1 भोल्युम नं०- 70 पेज सं० 13 से 16 दस्तावेज सं० 8103 दिनांक 26.08.1968 वर्ष 1968 ई० है, जो निबंधन कार्यालय राँची में निबंधित है।

यह भी विदित को श्रीमती कुमुदिनी पति स्व० कामेश्वर नाथ उक्त भूमि पर शांतिपूर्ण दखलकार रहते हुए एक निबंधित विक्रय पत्र द्वारा प्रिती गुप्ता पति श्री राजीव गुप्ता के नाम से बिक्री कर दिये, जिसका बुक नं०- 1, भोल्युम नं०- 836 पेज सं०- 347 से 357 दस्तावेज सं०- 7141 दिनांक 11.11.1999 जो निबंधित कार्यालय राँची में निबंधित है।

यह भी विदित हो कि खरीदगी के पश्चात प्रिती गुप्ता (बिक्रेता) उक्त भूमि पर शांतिपूर्ण दखलकार रहते हुए अपने संबंधित अंचल कार्यालय शहर अंचल वर्तमान बड़गाई, राँची से अपने नाम से दाखिल खारीज करवा लिये, जिसका दाखिल खारीज वाद सं०- 104 R 27/2009-10 ई० जो पंजी-II के भोल्युम नं०- 15 पेज सं०- 91 पर जमाबंदी दर्ज है। जिसका लगान रसीद सं०- 0305504566 दिनांक 18.08.2021 वर्ष 2021-22 तक लगान रसीद निर्गत है।

Priti Gupta
13.09.2021

इस प्रकार विक्रेता अपने खरीदगी उक्त भू-सम्पत्ति पर शांतिपूर्वक काबिज वो दखलकार चले आ रहे हैं तथा अपनी हिस्से की भूमि को क्रेता के पक्ष में बिक्री करते हैं जो उचित एवं न्यायसंगत है।

संदर्भ

विदित हो कि विक्रेता को अपने निजी एवं पारिवारिक कार्यों के लिए रुपयों की सख्त आवश्यकता आन पड़ी है जो कि बिना उपरोक्त वर्णित जमीन बिक्री किए पुरा करना मुश्किल ही नहीं नामुमकिन देखकर उपरोक्त वर्णित जमीन को बिक्री के लिए तत्पर हुए जिसके लिए उचित मूल्य मोवलिग 28,01,000/- (अठाईस लाख एक हजार) रुपये मात्र रखा गया। लेख्यधारी (क्रेता) ने भी मूल्य मुनासिब तथा वर्तमान बाजार मूल्य के अनुसार उचित देखकर उपरोक्त जमीन खरीदने के लिए तैयार हुए। इस प्रकार मोवलिग 28,01,000/- (अठाईस लाख एक हजार) रुपये मात्र लेख्यधारी से प्रतिफल लेकर उपरोक्त जमीन को लेख्यकारी, लेख्यधारी (क्रेता) के पक्ष में हमेशा के लिए निबंधन बिक्री कर दिया जो जिला अवर निबंधन कार्यालय, रांची में निबंधित दस्तावेज के द्वारा सम्पन्न हो रहा है जो अपरिवर्तनीय वो अविखंडनीय है।

लेख्यकारी यह भी घोषणा करते हैं कि उपरोक्त वर्णित जमीन सभी प्रकार के ऋणभार, देन-वारदेन से मुक्त वो पाक-साफ है तथा किसी प्रकार को विक्रेता के स्वामित्व में दोष या खोट नहीं है, यदि भविष्य में किसी प्रकार का ऋण-भार, देन-वारदेन या विक्रेता के स्वामित्व में दोष या खोट का पता चलता है तो इसके लिए पूर्णरूप से लेख्यकारी(बिक्रेता) तथा उनके उत्तराधिकारी उत्तरदायी होंगे। यह कि जो अधिकार तथा स्वामित्व

Sudhakar

13.09.2021

लेख्यकारी(बिक्रेता) या उनके उत्तराधिकारियों का होता था अब वो अधिकार जस के तस लेख्यधारी (क्रेता) तथा उनके उत्तराधिकारियों का होगा। अब लेख्यधारी उपरोक्त वर्णित जमीन पर काबिज वो दखलकार होकर एवं रहकर खास अपने नाम से बड़गाई अंचल कार्यालय, राँची (झारखण्ड सरकार) में अपने नाम से दाखिल-खारीज करवाकर अपने नाम से सरकारी रेन्ट या सालाना लगान का भुगतान करेंगे। इस पर लेख्यकारी तथा उनके उत्तराधिकारियों को किसी प्रकार का आपत्ति नहीं है और ना बाद भविष्य में होगी, यदि होगी तो वह सरासर गैर कानूनी वो अवैध माना वो समझा जायेगा।

बिक्रेता यह भी घोषणा करते हैं कि अब क्रेता उपरोक्त वर्णित जमीन को अपनी मर्जी के अनुसार उपयोग करें व अपने अधिकार में लेकर अपनी इच्छा के अनुसार शान्तिपूर्ण काबिज वो दखलकार होकर पुष्पवाटिका वो बाग-बगीचा लगायें, कुआँ बनायें या नलकूप लगावें, नए सिरे से सुन्दरीकरण कर गृह निर्माण करें, बन्धक रखें या सरकारी अथवा अर्द्धसरकारी वित्तीय बैंको द्वारा बंधक रखकर ऋण लेंवें या अन्य कुछ भी करें लेख्यकारी (बिक्रेता) एवं उनके उत्तराधिकारियों को इसमें कोई आपत्ति नहीं है और न भविष्य में होगी यदि होगी तो गैर कानूनी वो अवैध माना जायेगा।

बिक्रेता यह भी घोषणा करते हैं कि उपरोक्त वर्णित भू-सम्पति को लेख्यधारी अपनी इच्छानुसार किसी के साथ बिक्री करें, गिरवी रखें या दान-पत्र का निष्पादन करें या जैसा चाहें अपनी मर्जी से अपने उपयोग में लावें और वंशानुगत इसका भोग कर लाभान्वित होते रहें इसमें बिक्रेता अथवा उनके उत्तराधिकारियों का कोई अनुरोध-विरोध या आपत्ति न तो है और न

Shri Gupta
12.09.2021

भविष्य में कभी होगा, यदि कोई अवरोध-विरोध या आपत्ति होगी तो वह सरासर अन्याय व गैरकानूनी होगा जिसकी जिम्मेदारी स्वयं लेख्यकारीया उनके उत्तराधिकारियों की होगी।

बिक्रेता शपथ पूर्वक घोषणा करते हैं कि विक्रय पत्र के निष्पादन के बाद भी स्वामित्व में किसी प्रकार का दोष या खोट निकलता है तो क्रेता सक्षम न्यायालय का शरण लेकर अपने द्वारा भुगतान की गई राशि को उचित मुआवजे के साथ प्राप्त करने को स्वतंत्र होंगे जिसपर (बिक्रेता) या उनके उत्तराधिकारियों को कोई आपत्ति नहीं होगी। यदि होगी तो गैरकानूनी व अवैध माना जायेगा।

यह कि लेख्यकारी शपथपूर्वक घोषणा करते हैं कि क्रेता से उपरोक्त लिखित जमीन का कुल मूल्य मोवलिंग 28,01,000/- (अठाईस लाख एक हजार) रुपये मात्र नगद प्राप्त कर इस विक्रय पत्र का निष्पादन किया गया है तथा अब क्रेता के पास विक्रय मूल्य का कुछ भी अंश पाना शेष नहीं रह गया है।

भुगतान विवरण

क्रम सं०	चेक/नगद/RTGS	दिनांक	बैंक नाम	राशि
1.	Cheque-604351	21.08.2021	PNB	5,01,000/-
2.	RTGS	13.09.2021	PNB	23,00,000/-
कुल राशि				28,01,000/-

Arati Gupta
13.09.2021

इसलिए लेख्यकारी मोवलिग 28,01,000/- (अठाईस लाख एक हजार) रुपये मात्र गवाहों के समक्ष लेकर बिना किसी भय या अनुचित दबाव के शुद्ध एवं स्वस्थ तन-मन से अपने होशो-हवास में अपने हानी लाभ का आंकलन करते हुए उल्लेखों को पढ़कर सुनकर व समझकर तथा सही-सही लिखा पाकर गवाहों के समक्ष अपना हस्ताक्षर बना दिया एवं बाएँ हाथ के अंगुलियों का निशान बना दिया वो इस विक्रय पत्र को निष्पादित वो प्रमाणित करा दिया ताकि समय पर काम आवे वो प्रमाण रहे।

प्रमाणित किया जाता है कि उपर्युक्त विवरणी की जमीन खतियान के अनुसार सरकारी जमीन नहीं है और न तो सरकार के द्वारा अधिग्रहण (सैनिक या असैनिक कार्यों के लिए) किया गया है न ही भूदान की जमीन है और वन सीमा से बाहर है तथा बी०सी०सी०एल० या ई०सी०सी०एल० की भी जमीन नहीं है।

यह भी प्रमाणित किया जाता है कि यह भूमि आदिवासी खाते की नहीं है और आदिवासी से संबंधित नहीं है। जमीन सिलिंग से मुक्त है। जमीन मठ, मंदिर, गिरजा, मस्जिद, सरना, मसना, हड़गड़ी, पहनई भूमि घोटाला वो पशुपालन घोटाला से संबंधित नहीं है।

यह भी प्रमाणित किया जाता है कि विक्रेता सी०एन०टी० एक्ट की धारा - 46 (6) के प्रयोजन हेतु अधिसूचित अनुसूचित जाति, अनुसूचित जनजाति एवं पिछड़ा वर्ग के सदस्य नहीं है।

अतः विक्रेता सोच समझ बुझकर बिना किसी के बहकावे या दबाव में अपने हानी-लाभ का विचार करते हुए विक्रय-पत्र लिखवाकर, पढ वो पढ़वाकर अपने हस्ताक्षर से सम्पन्न कर आज की तिथि में निबंधित कराते हैं कि समय पर काम आवे वो प्रमाण रहे।

Shri. Gupta
13.09.2021

गवाहों का हस्ताक्षर :-

1. संजय कुमार
रूप- सुशील प्रो सिद्ध
जय प्रकाश नगर
परिहार रोड राँची
जिला - सादर
जि० - राँची

2. श्रीगुरुपति
श्रीरामनगर सिंह
पत्रा - जयप्रकाश नगर
बुधरोड भागा सादर
जिला - राँची |
13.09.2021

विक्रेता का हस्ताक्षर

Shri Gupta

13.09.2021



श्रीगुरुपति श्रीरामनगर सिंह

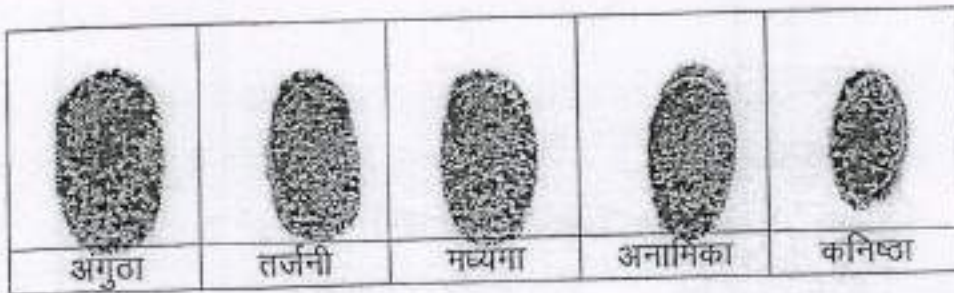
✓
क्रेता का हस्ताक्षर
एवं अंगुलियों का निशान



Ksingh
Kavita Singh
13.09.2021

Kavita Singh

13.09.2021



प्रमाणित किया जाता है कि प्रत्येक व्यक्ति जिनका फोटो दस्तावेज में लगा है के बायें हाथ के उंगलियों के निशान मेरे द्वारा मेरे सामने लिया गया है।

टंकक

झापटकर्ता





VILLAGE - WARI
 THANA NO - 194
 THANA - RANCHI (SADAR)

DIST - RANCHI BUTI - ROAD

TOT TO SCALE

R.S. PLOT NO - 146

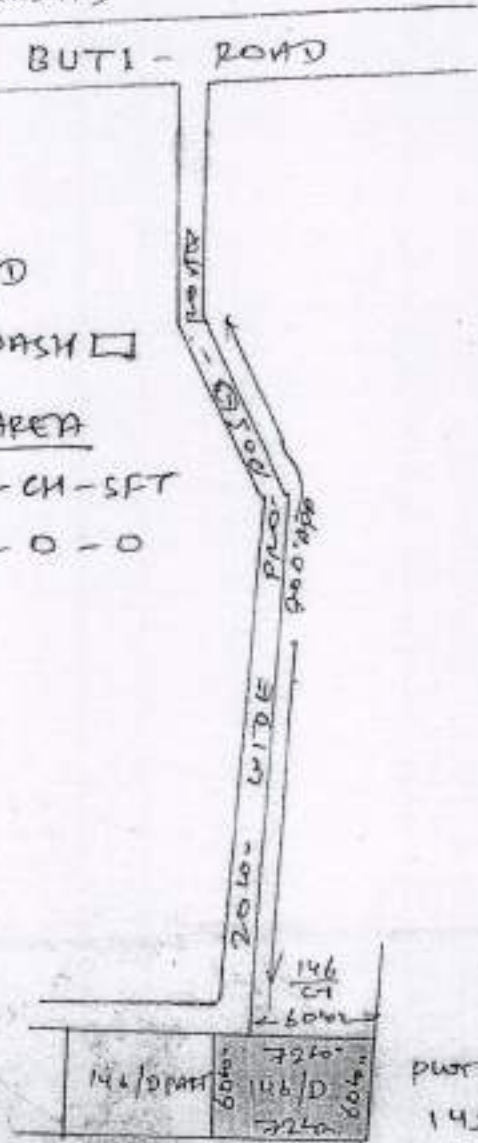
SUB PLOT NO - 146/D

AREA SHOWN IN RED WASH

AREA

KA-CH-SFT

6-0-0



Plot No 146

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 R/S
 R

Signature
Signature

13-05-2021



महाराष्ट्र रोड

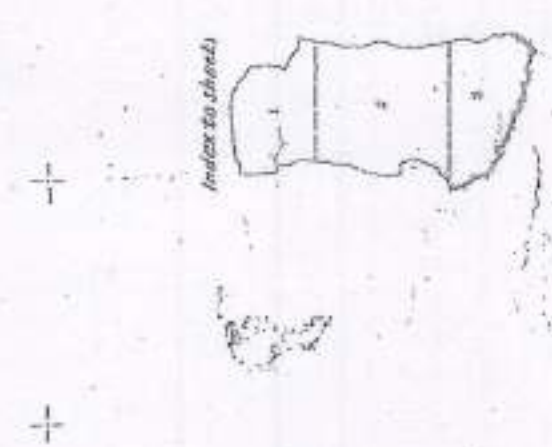
Index to sheets

I 140700000194-01

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नामसोबत गांधी कमान
 नाम नगर क्षेत्र
 ताला नगर पंच
 जिल्हा रायग
 दिनांक १५ मार्च १९५४
 को. १०२ - २२

1
2
3



1	12	18.57
2	13	22.81



पञ्जाबी बरान्त

पञ्जाबी बरान्त

Survey published under the authority of the Government.

पञ्जाबी बरान्त
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 पञ्जाबी बरान्त



बुडीलखपुरा

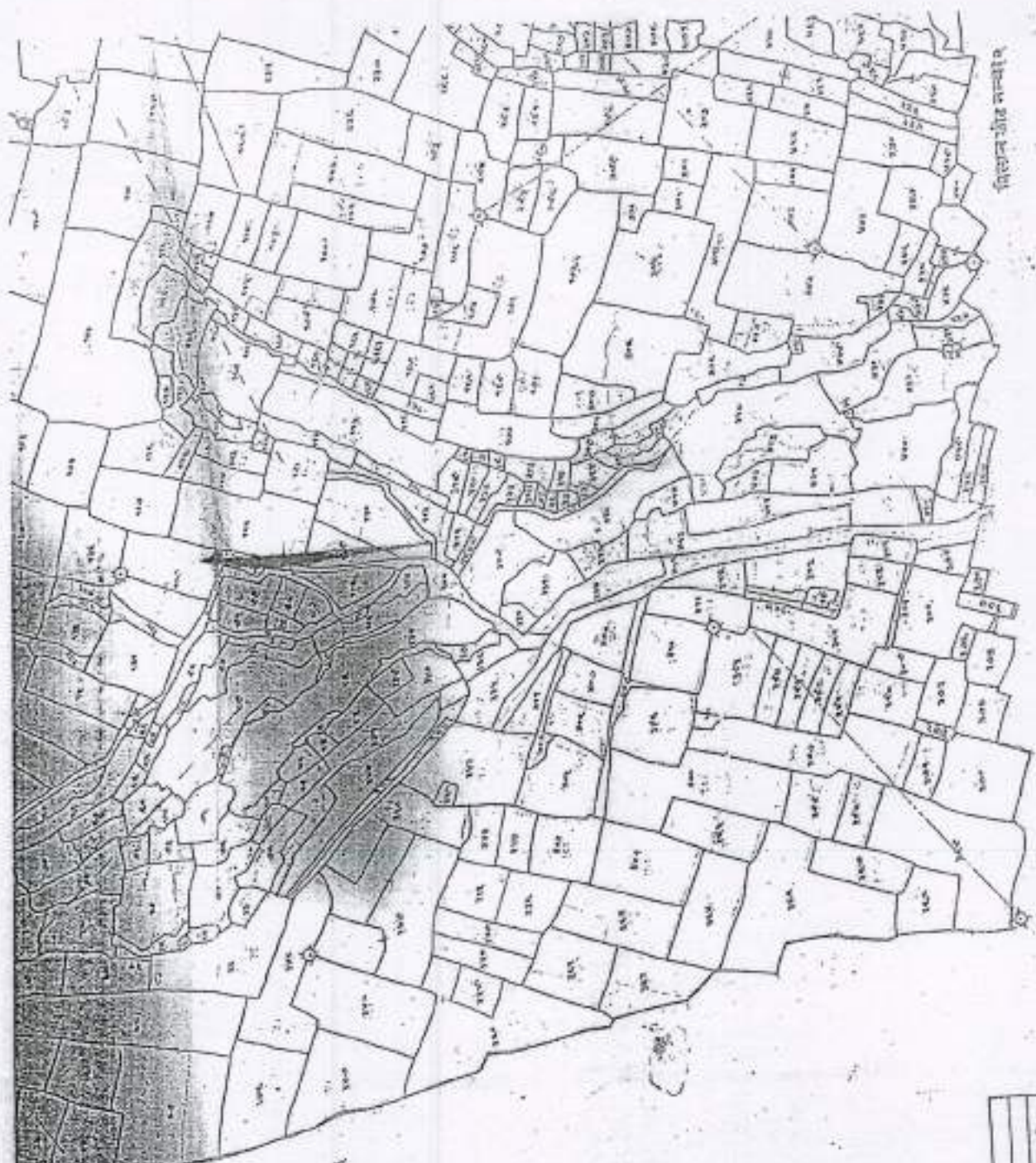
श्रीरामपुरा

श्रीरामपुरा

Made and published under the authority of Government.

Superintendent of

[Handwritten signature]



सर्वेक्षण क्षेत्र

सर्वेक्षण क्षेत्र

Scale 1/6 inch = 1 Mile.



Survey of India

1911



राँची नगर निगम, राँची।

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

Memo No. : SAM/006/0099/21/22
Date : 01-09-2021
प्रभावी : द्वितीय तिमाही 2021-2022

श्री. प्रियंका/सुप्री
PRITI GUPTA W/O RAJEEV KUMAR GUPTA

पता:
PANCHWATI PURAM OPPOSITE PANI TANKI BARIATU BOOTY ROAD RANCHI

ध्यान देना आवश्यक सूचित किया जाता है कि आपका नया गृह सं- 0060003495000A2 एवं नया वार्ड सं- 6 (पुराना वार्ड सं- 6) हुआ है, आपके स्व-निर्धारित घोषणा पत्र के आधार पर वार्षिक किराया मूल्य - 7350.00/- रु* निर्धारित किया गया है।
इसके अनुसार धनि तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना

क्रम सं०	Particulars	Amount (In Rs.)
1	गृह कर	36.75
2	जल कर	0.00
3	सौधास्य कर	0.00
4	विजली कर	0.00
5	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		36.75



[Signature box]

To be signed by the Applicant

नोट:-

1. यह विज्ञापन की सूची राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
2. निगमपाली कंडीशन 13.4 के अन्तर्गत वर्षा जल संरक्षण कि व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती कर का 50% होगा।
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करने तथा अतिरिक्त गृह कर से राहत पाये।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान वैधानिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण धुनि कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रिवायत दी जाएगी।
5. किसी देय धुनि को निर्दिष्ट समाप्तार्थि (फाल्गुन तिमाही) के अन्दर या उसके पूर्व नहीं चुकाना जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. धन कर निर्धारण अथवा स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण-साह-सौधका धन की स्वामीय जांच तथा समाप्त निगम कर-सकती है एवं तथा गलत धुनि जाने पर निगमपाली कंडीशन 13.2 के अनुसार निर्धारित सज्जि (Fines) एवं जुर्माने देय होगा।
7. राँची नगर निगम द्वारा सार्वजनिक धन संग्रहीत करने एवं धनराशि/धुनि को कोई सम्पत्ती है/सिपाय प्रदान नहीं करता है और/या न ही अपने मामलों / दफ्तरकार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये सम्पत्ती नो-कर आधिकारी अंक 5/6/776 है तो यह विहित सरचनाओं की सेवा के अन्तर्गत बकाया रहेगा।



भारत सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रेयत का नाम, अभिभावक का नाम, रिश्ता

बकास्त, जति, निवासी

जिला का नाम	रॉंची	अंचल का नाम	बड़गाँई	हलका का नाम	हल्का-04	मौजा का नाम	गाड़ी	खाता का प्रकार	रेयती
खेवट नम्बर 1		खाता नम्बर 1		धाना का नाम	रॉंची	धाना नम्बर	194		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान	खात शर्त
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10) आ (11) पै (12)	(13)
705	1. टांड गोइन्दा उराव 2. सहक	वागआम, टांड दो ।	1 एकड़	73 डिसमील	आम -35 लकडी वो मालिक फल बकरबजे कुल मौजा		0 0 0	बकास्त मालिक
783	1. सहक 2. फागु लोहार	वागआम, टांड दो ।	1 एकड़	32 डिसमील	आम -25 लकडी वो मालिक फल बकरबजे कुल मौजा			बकास्त मालिक
1339	1. रास्ता 2. रामेन्देचसन प्रसाद सिंह	वागआम, टांड दो ।	1 एकड़	3 डिसमील	आम -13 जामुन -10 शरीफा -4 अमरुद -1 लकडी वो मालिक फल बकरबजे कुल मौजा तटहल -1 कुल हक बकरबजे मालिक तुनु ट-2 पीपर -2 बकरबजे मालिक			बकास्त मालिक
850	1. टांड नीज 2. दोन नीज	दोन एक ।	0 एकड़	65 डिसमील	बकरबजे हनु लोहार बन्द फुदीआ लोहार कोम लोहार साकिन देह मुरतहीन वीत एवज मोवलिग 10-0-0 जे दस रूपया कोतरनाम जमाने मुवत 5 साल से ताआदाए रूपया			बकास्त मालिक
851	1. दोन नीज 2. दोन नीज	दोन एक ।	0 एकड़	24 डिसमील	बकरबजे जेनाथ पल्ट हनी कोम हजाम साकिन देह मुरतहीन वीत एवज			बकास्त मालिक

					सौवर्णिग 10-0-0 दस रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया	
852	1. दोन नीज ? दोन नीज	दोन एक 3	0 एकड़	73 डिसमील	बकबजे खीनका वल्द खीनल कोम कुरमी साकिन देह मुरतहीन वील एक्ज नोवर्तिग 50-0-0 तीस रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया	बकास्त मालिक
853	1. दोन नीज ? दोन नीज	दोन एक 2	0 एकड़	39 डिसमील	बकबजे कोडी वल्द नुजी कोम हजाम साकिन देह मुरतहीन वील एक्ज नोवर्तिग 20-0-0 बीस रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया	बकास्त मालिक
854	1. दोन नीज ? दोन नीज	दोन एक 1	0 एकड़	35 डिसमील	बकबजे रामसेवक घाशी वल्द वुचुआ घाशी कोम घाशी साकिन देह मुरतहीन वील एक्ज नोवर्तिग 10-0-0 तीस रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया	बकास्त मालिक
855	1. दोन नीज ? दोन नीज	दोन एक 1	0 एकड़	22 डिसमील	बकबजे गुदला वल्द महादेव कोम कुरमी साकिन देह मुरतहीन वील एक्ज नोवर्तिग 60-0-0 साठ रूपया कौलकानन जवानी मुदत 5 साल से ताआदाए रूपया	बकास्त मालिक
921	1. गोवना भंडारी परती कदीम	दोन एक 4	0 एकड़	27 डिसमील		बकास्त मालिक
927	1. गोवना भंडारी 2. गोवना भंडारी	दोन दो 2	0 एकड़	14 डिसमील		बकास्त मालिक
146	1. बडागाड 2. टाड जगदीश महतो	टाड दो 1	4 एकड़	28 डिसमील		बकास्त मालिक
खाता मे कुल प्लोट 12			खाता का कुल 11 35		खाता का कुल लगान 0 0 0	

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सरकत । नाम मौजा मय

धाना वी धाना नम्बर

फरद मलकी / फरद रेयती Page No. 91

नाम रेयत मय बलिदपत जगाबन्दी Vol. No. 15

वी सकुनत नम्बर। Receipt No. 0305504566

बडागाई । गाडी । 194 । प्रीति गुप्ता

खता संख्या	खेसरा संख्या	रकमा (एकड़ में)
1	146	6 कठा 0 छटाक 0 बर्गफीट

अराजो नकदी	अराजो भावती	तफसील हिसाब तगान भावती
------------	-------------	------------------------

जोत का सलाना मंग मय तफसील (बकाया वी हाल) मौजूदा सात का।

मांग बावत	साताना	तीन वर्ष से ज्यादा	बकाया			हाल
			3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	(2021-2022)
माल	(नकदी)	3.00				3.00
गुजारी	(भावती)	0.75				0.75
संस	.....	1.50				1.50
सूद	.....	1.50				1.50
मूतफरकात	.....	0.60				0.60
मोजान		7.35				7.35

तफसील अदायकारी

अदायकारी बावत	तीन वर्ष से ज्यादा	बकाया			मौतलखा	फाजिल
		3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	हाल	
					(2021-2022)	
माल	(नकदी)				3.00	
गुजारी	(भावती)				0.75	
संस	.....				1.50	
सूद	.....				1.50	
मूतफरकात	.....				0.60	
मोजान अदायकारी					7.35	

(1) मोजान कुल (लपजो मी) Seven Rupees and Thirty Five Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 7.35

तारीख अमला तहसील कुनिन्दा : 18-08-2021

खास महात का बकाया मालगुजारी पर (सिबाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



को प्रमाणित किया

यह एक कम्प्युटर जनित प्रति है।

यह प्राम्प केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।



भारत सरकार



Government of India



आपका क्रमांक Your Serial No.

2748 5002 9686

आम आदमी का अधिकार



भारत सरकार
Government of India



2748 5002 9686

आम आदमी का अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

PRITI GUPTA

BIRENDRA NARAYAN BIBHUTI

15/05/1976

Permanent Account Number

ACDPPG0905F

Priti Gupta

Signature



भारत सरकार
GOVT. OF INDIA



24022008



भारत सरकार

GOVERNMENT OF INDIA



कविता सिंह

Kavita Singh

जनम वर्ष / Year of Birth : 1976

महिला / Female

5759 2981 2920



आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम / Name
KAVITA SINGH

पिता का नाम / Father's Name
L-ANDRIKA SINGH

रकम की तारीख
Date of Birth
4.09.1976

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BCXPS4672Q



K Singh
हस्ताक्षर / Signature

01092015

भारत सरकार



नाम: Kiran

जन्म तिथि/DOB: 04/01/1976

लिंग: MALE



5412 2849 5949

आम आदमी का अधिकार

राष्ट्रीय विशिष्ट पहचान प्रणाली

भारत के आदर्श नागरिकों के लिए

पता:

श.रा.रा. रामनन्दन सिंह,
बन्देद राइट मस्ती,
पी.एच.ई.डी. ब्रॉडवे टैंक के
पार्क, जय प्रकाश नगर,
वरियातु, रांची,
झारखण्ड - 834009

Address:

Sh. R. Ramnandan Singh, Bandad
Rightal, Near P.H.E.D. Tank, Jay
Prakash Nagar, Varayat, Ranchi,
Jharkhand - 834009

5412 2849 5949

Aadhaar - Aam Admi ka Adhika



Pre Registration Docket

Date :- 13-09-2021 01:24 pm

Office Name :- SRO - Ranchi
Token No:- 20210000097496

Appoinment :- 13-Sep-2021 Time:- 14:15

Article	Sale Deed
Pre Registration Date	11-Sep-2021
No. Of Pages	44
Stamp Duty	112040
Paid Stamp Duty	0
Total Fees	₹ 85,354.

Property Id: 588497

Valuation No. : 788564 / 2021	:- 2021-2022	User Id : 42310	Date : 13-September-2021 13:15:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Gari		Village/City : Gari
Gari Word No 6 - Other Road			
Volume Number - 15			
Page Number - 91			
Khata Number - 1			
Plot Number - 146			
Holding Number - 0060003495000A2			

Valuation Rule : Residential Land			
Property Details			
1	Land area	9.91 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 9.91 x 272495=2700425.45	₹27,00,425/-
A	Total		₹27,00,425/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹27,00,500/-
Total Amount in Words : Twenty Seven Lakhs Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Plot no. 149, West: Plot no. 146/D/Part, South: Plot No. 145, North: Sub Plot no. 146/C-1. & 20 feet Wide Proposed Road
------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------

Area	Land area : 9.91 Decimal
Other Description of the Property	Pin Code - 834004
Government/Market Value	2700425.45
Transaction Amount	2801000

SELLER	-Mrs. Priti Gupta, Address - H-1/218, Harmu Housing Colony Argora Ranchi- ,Father/Husband Name Birendra Narayan Bibhuti , PAN No.- *****905F,Permission Case No.- , Aadhaar No. *****9686
PURCHASER	-Mrs. Kavita Singh, Address - H.No. 81 Airport Road Hinoo Doranda Ranchi- ,Father/Husband Name Chandrika Singh , PAN No.- *****672Q,Permission Case No.- , Aadhaar No. *****2920

Witness Information	Mrs. Kumkum Devi , Address - Fatehpur Nalanda Bihar-, Father/Husband Name-Shankar Prasad Singh
---------------------	------------------------------------------------------------------------------------------------

Identifier Details	Mr. Niraj Kumar , Address - Jay prakash Nagar Bariatu ranchi-, Father/Husband Name-Ramnandan Singh
--------------------	----------------------------------------------------------------------------------------------------

Fee Rule:Sale Deed		
1	Stamp Duty	1,12,040

1	SP	1,320
Total		1,320

Fee Rule:Sale Deed		
1	A1	84,030
2	LL	3
3	PR	1
Total		84,034

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.

Ranade
Deed Writer / Advocate

Ksingh
Vendee / Claimant

Shrii Gupta
Vendor / Executant

कोरोना वधे दराना हें सफाई वधे अपनाना हें



दो मज की दूरी मास्क हें जरूरी



Document Registration Summary 1

Date :-13-Sep-2021

- Government/Market Value: ₹2700500/-
- Transaction Amount: ₹2801000 /-
- Paid Stamp Duty: ₹112040 /-

Receipt : 532631

Receipt Date : 13-09-2021

Presenter Name: -

On Date 13-09-2021 Presented at SRO - Ranchi
Signature of Presenter

PR ₹1
SP ₹1320
LL ₹3
A1 ₹84030
Stamp Duty ₹112040

SRO - Ranchi

Total

₹197394

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	112040	112040	0	GRAS	KavitaSingh	GRN Number : 2107489147 DEPT Transaction Id : 2a7dd8ef353fc149dc9e Transaction Type :	112040
PR	1	1	0	GRAS	KavitaSingh	GRN Number : 2107489267 DEPT Transaction Id : 63b8833758cc385e57a3 Transaction Type :	1
SP	1320	1320	0	GRAS	KavitaSingh	GRN Number : 2107489267 DEPT Transaction Id : 63b8833758cc385e57a3 Transaction Type :	1320

A1	84030	84030	0	GRAS	KavitaSingh	GRN Number : 2107489267 DEPT Transaction Id : 63b8833758cc385e57a3 Transaction Type :	84030
LL	3	3	0	GRAS	KavitaSingh	GRN Number : 2107489267 DEPT Transaction Id : 63b8833758cc385e57a3 Transaction Type :	3
Sub Total	197394	197394	0				

Article : Sale Deed Number of Pages : 88

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000097496

Deed Type	Sale Deed
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 112040, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 84030, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2700425/- ,Transaction Amount :- Rs.2801000/-
Property Details	District :- Ranchi , Tehsil :- Baragal , Village Name :- Gari Location :- Other Road, Gari Word No 6 Property Boundaries :- East: Plot no. 149, West: Plot no. 146/D/Part, South: Plot No. 145, North: Sub Plot no. 146/C-1, & 20 feet Wide Proposed Road Volume Number - 15Page Number - 91Khata Number - 1Plot Number - 146Holding Number - 0060003495000A2 Area Of Land :- 9.91 Decimal

Sh./Smt.Priti Gupta s/o/d/o/w/o Birendra Narayan Bibhuti has presented the document for registration in this office

today dated :- 13-Sep-2021 Day :- Monday Time :- 16:26:07 PM





Priti Gupta(Individual)

Party Name	Document Type	Document Number
Priti Gupta	PAN/UID	ACDPG0905F

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Priti Gupta Address1 - H-1/218, Harmu Housing Colony Argora Ranchi, Address2 ... Jharkhand PAN No.: ACDPG0905F,Permission Case No.-	Yes	Priti Gupta Address:- H/ 218, ... Harmu Housing Colony, Doranda, . Ranchi, 834002, . Jharkhand, India		SELLER Age:45			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	Kavita Singh Address1 - H.No. 81 Airport Road Hincoo Doranda Ranchi, Address2 - ... Jharkhand PAN No.: BCXPS4672Q, Permission Case No.-	Yes	Kavita Singh Address:- 81, , Airport Road, Hincoo, Doranda, , Ranchi, 834002, , Jharkhand, India		PURCHASER Age:44			



Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Niraj Kumar S/o-D/o Ramnandan Singh Address1 - Jay prakesh Nagar Bariatu ranchi, Address2 - ... Jharkhand PAN No.:			

Witness:


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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Kumkum Devi Address1 - Fatehpur Nalanda Bihar, Address2 - ... Jharkhand			

Signature of Operator Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (Priti Gupta), has/have admitted the execution before me. He/ She/ They has / have been identified by (Niraj Kumar) Son/Daughter/Wife of (Ramnandan Singh) resident of (Jay prakash Nagar Bariatu ranchi) and by occupation (Business).

Signature of Registering Officer 

9/13/21, 4:26 PM

NGDRS - National Generic Document Registration System

Date:- 13-Sep-2021

Seal and Signature of Registering Officer



Token No.: 20210000097496

CERTIFICATE

Office of the SRO - Ranchi

This Sale Deed was presented before the registering officer on date 14-Sep-2021 by Priti Gupta, S/O, D/O, W/O Birendra Narayan Bihuti resident of H-1, 218, Harmu Housing Colony Argora Ranchi .
This deed was registered as Document No.- 2021/RAN/7172/BK1/6463 in Book No :- BK1, Volume No :- 857 from Page No :- 141 to 228 at, office of SRO - Ranchi

Date:- 14-Sep-2021

Registering Officer





Pre Registration Docket

Date :- 04-02-2022 04:02 pm

Office Name :- SRO - Ranchi
Token No:- 20220000014730

Appoinment :- 07-Feb-2022 Time:- 16:27

Article	Development Agreement
Pre Registration Date	04-Feb-2022
No. Of Pages	70
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 2,49,667.

Property Id: **673643**

Valuation No. : 905934 / 2022	:- 2021-2022	User Id : 3218	Date : 04-February-2022 16:31:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Gari		Village/City : Gari
Gari Word No 6 - Other Road			
Khata Number - 1			
Plot Number - 146			
Volume Number - 30 28			
Page Number - 32 94			
Holding Number - 0060003563000A2 0060003564000A1			
Valuation Rule : Commercial land			
Property Details			
1	Land area	18.17 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 18.17 x 544990=9902468.3	₹99,02,468/-
A	Total		₹99,02,468/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹99,02,500/-
Total Amount in Words : Ninety Nine Lakhs Two Thousand Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 149, West: 20 FEET ROAD AND PLOT NO 146/D PART, South: PLOT NO 145, North: PLOT NO 146/C AND 20 FEET ROAD
Area	Land area : 18.17 Decimal

Other Description of the Property	Pin Code - 834009
Government/Market Value	9902468.3
Transaction Amount	-

CLAIMANT	-Mr. DEVANSHI CONSTRUCTIONS THRO AUTHORIZED PARTNER HITENDRA KUMAR SINGH, Address - DIPATOLI GARI HOTWAR RANCHI- ,Father/Husband Name CHANDRIKA PRASAD SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****0213
EXECUTANTS	-Mr. RAVI SHANKAR SINGH, Address - H NO B/1 NILDH ROAD NEAR NILDH SIGNAL TELCO GOLMURI EAST SINGHBHUM- ,Father/Husband Name LATE KAMTA PRASAD SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****5300
	-Mr. SHASHI SHANKAR SINGH, Address - PANCHWATIPURAM OPP. P.H.E.D WATER TANK BARIYATU RANCHI- ,Father/Husband Name LATE KAMTA PRASAD SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****3805
	-Mrs. KAVITA SINGH, Address - HOUSE NO 81 AIRPORT ROAD HINOO DORANDA RANCHI- ,Father/Husband Name CHANDRIKA SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****2920

Witness Information	Mr. RAUNAK SINGH , Address - ARSANDEY KANKE RANCHI- ,Father/Husband Name-RAJESH KUMAR SINGH
---------------------	---------------------------------------------------------------------------------------------

Identifier Details	Mr. RAUNAK SINGH , Address - ARSANDEY KANKE RANCHI- ,Father/Husband Name-RAJESH KUMAR SINGH
--------------------	---------------------------------------------------------------------------------------------

Fee Rule:Development Agreement		4
1	Stamp Duty	

1	SP	2,100
Total		2,100
Fee Rule:Development Agreement		
1	AI	2,47,563
2	LL	3
3	PR	1
Total		2,47,567

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

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Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date : 07-Feb-2022

- Government/Market Value: ₹9902500/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹50/-

Receipt : 598807

Receipt Date : 07-02-2022

Presenter Name: -

On Date 07-02-2022 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

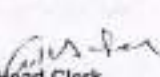
PR	₹1
SP	₹2100
LL	₹3
A1	₹247563
Stamp Duty	₹50

Total	₹249717
--------------	----------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	50	-46	GRAS	DevanshiConstructionsThroAuthorizedPartnerHitendraKumarSingh	GRN Number : 2209709177 DEPT Transaction Id : aa438ff131c746fd83 Transaction Type :	50
PR	1	1	0	GRAS	DevanshiConstructionsThroAuthorizedPartnerHitendraKumarSingh	GRN Number : 2209709257 DEPT Transaction Id : b2e6c10ea1624596ce8e Transaction Type :	1
SP	2100	2100	0	GRAS	DevanshiConstructionsThroAuthorizedPartnerHitendraKumarSingh	GRN Number : 2209709257 DEPT Transaction Id : b2e6c10ea1624596ce8e Transaction Type :	2100
A1	247563	247563	0	GRAS	DevanshiConstructionsThroAuthorizedPartnerHitendraKumarSingh	GRN Number : 2209709257 DEPT Transaction Id : b2e6c10ea1624596ce8e Transaction Type :	247563
LL	3	3	0	GRAS	DevanshiConstructionsThroAuthorizedPartnerHitendraKumarSingh	GRN Number : 2209709257 DEPT Transaction Id : b2e6c10ea1624596ce8e Transaction Type :	3
Sub Total	249671	249717	-46				

Article : Development Agreement Number of Pages : 140


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000014730

Deed Type	Development Agreement
Number of Pages	140
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 2100, A1 :- Rs. 247563, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.9902468/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Other Road, Gari Word No 6 Property Boundaries :- East: PLOT NO 149, West: 20 FEET ROAD AND PLOT NO 146/D PART, South: PLOT NO 145, North: PLOT NO 146/C AND 20 FEET ROAD Khata Number - 1Plot Number - 146Volume Number - 30 28Page Number - 32 94Holding Number - 0060003563000A2 0060003564000A1 Area Of Land :- 18.17 Decimal





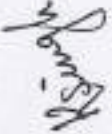






KAVITA SINGH(Individual)



Sh./Smt.KAVITA SINGH s/o/d/o/w/o CHANDRIKA SINGH has presented the document for registration in this office

today dated :- 07-Feb-2022 Day :- Monday Time :- 16:06:28 PM

Party Name	Document Type	Document Number
KAVITA SINGH	PAN/UID	575929812920

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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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KAVITA SINGH Address1 - HOUSE NO 81 AIRPORT ROAD HINOO DORANDA RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Kavita Singh Address:- 81, , Airport Road, Hinoo, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:45			
2	RAVI SHANKAR SINGH Address1 - H NO B/1 NILDIH ROAD NEAR NILDIH SIGNAL TELCO GOLMURI EAST SINGHBHUM, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Ravi Shankar Singh Address:- H.NO - B/1, NEAR NILDIH SIGNAL, NILDIH ROAD, TELCO, Golmuri, , East Singhbhum, 831003, , Jharkhand, India		EXECUTANTS Age:59			
3	SHASHI SHANKAR SINGH Address1 - PANCHWATIPURAM OPP. P.H.E.D WATER TANK BARIYATU RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Shashi Shankar Singh Address:- , opposite P.H.E.D water tank, panchwati puram, BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:56			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	DEVANSHI CONSTRUCTIONS THRO AUTHORIZED PARTNER HITENDRA KUMAR SINGH Address1 - DIPATOLI GARI HOTWAR RANCHI, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	Yes	Hitendra Kumar Singh Address:- , , dipa toli, gari hotwar, Hatwal, , Ranchi, 835217, , Jharkhand, India		CLAIMANT Age:44			<i>Hitendra kumar Singh.</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAUNAK SINGH S/o-D/o RAJESH KUMAR SINGH Address1 - ARSANDEY KANKE RANCHI, Address2 - . . . Jharkhand PAN No.:			<i>Raunak Singh</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAUNAK SINGH Address1 - ARSANDEY KANKE RANCHI, Address2 - . . . Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence

Above mentioned, (KAVITA SINGH , RAVI SHANKAR SINGH, SHASHI SHANKAR SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (RAUNAK SINGH) Son/Daughter/Wife of (RAJESH KUMAR SINGH) resident of (ARSANDEY KANKE RANCHI) and by occupation (Business).

WF

Signature of Registering Officer

WF

Date:- 07-Feb-2022

Seal and Signature of Registering Officer



Token No.: 202220000014730

CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **07-Feb-2022** by **KAVITA SINGH, S/O, D/O, W/O CHANDRIKA SINGH** resident of HOUSE NO 81 AIRPORT ROAD HINDO DORANDA RANCHI, ..

This deed was registered as Document No:- **2022/RAN/898/BK1/783** in Book No :- **BK1**, Volume No :- 101 from Page No :- 387 to 526 at, office of **SRO - Ranchi**

Date:- **07-Feb-2022**

Registering Officer

