

2684

2482



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 45d1eab4539a5c9e15b8

Receipt Date : 11-Oct-2021 02:48:20 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000109287

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : MANSAROVAR NIRMAN PVT LTD
THROUGH DIRECTOR MANGAL PRATAP
SINGH (Vendee)

GRN Number : 2107931131



For Office Use :-
नवीन मुद्रांक अधिनियम, 1899 के अन्तर्गत
भारतीय स्टाम्प अधिनियम, 1899 के अन्तर्गत
। या । का सं. 5 (क) के अन्तर्गत
स्टाम्प शुल्क से विमुक्त वा स्टाम्प शुल्क
वाञ्छित नहीं।

Abhay Kumar
Shankh Kumar
Anushree

11-10-2021
निदेशक एवं निष्पत्ति
मन्सरोवर-3, कोरबा रोड
11-10-2021

11-10-2021

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

प्रमाणित किया जाता है कि इस रसीद के माध्यम से
पूर्व में किसी प्रकार का भुगतान नहीं हुआ है।
Mangal Pratap Singh



MANSAROVAR NIRMAN PRIVATE LIMITED
DIRECTOR

D. Agreement
U. Com

746494 X 24.13 dec
विशाल सहा के पुत्र लगेन सहा
यह सहा के पुत्र लगेन सहा
नं 139 नई बस्ती रा
11/10



DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT is made and entered on this 11th day of OCTOBER, 2021.

BETWEEN

(1) ABHAY KUMAR (PAN- ADHPK3895P, UID NO- 5812 1653 0121, MOBLIE NO- 9973688316) son of Late Kishore Sahu alias Lagan Sahu grandson of Late Ganesh Sahu, by occupation- Business, (2) SHAMBHU S. KUMAR (PAN- ADPPK3734R, UID NO- 4352 7210 0699, MOBILE NO- 9199393511) son of Late Kishore Sahu alias Lagan Sahu grandson of Late Ganesh Sahu by occupation-Business (3) ANUSHREE (PAN- CPZPA4570D, UID NO- 4359 5137 6980, MOBILE NO- 7991196618) daughter of Sri Bijay Chandra granddaughter of Late Kishore Sahu, by occupation- student and (4) YASHWANT KUMAR (PAN- JFMPK2143N, UID NO- 3191 5366 2849, MOBILE NO- 9110115747), son of Sri Shambhu S. Kumar, grandson of Late Kishore Sahu alias Lagan Sahu, by occupation- student all by faith Hindu by caste- General (not governed under the C.N.T Act 1908) all residents of New Kishore Ganj Road no- 5, P.S. Sukhdeo Nagar, District Ranchi, Jharkhand, Indian Citizen hereinafter called the LAND OWNERS / FIRST PARTY, of the FIRST PART;

Anushree

Shambhu S. Kumar
11-10-2021
M. Middle finger, Ring, Little finger
in dex finger
little thumb
middle ring
middle
9th dex
thumb

11-10-2021
Thumb Middle Ring Little

Mansel Kotal sun
honor 9N

MANSER KOTAL SUN
11/10
DIRECTOR



Affidavit
MAYANK
[Signature]

Abhay kumar

11-10-2021



11-10-2021

11-10-2021
[Faint, mostly illegible text, possibly a form or affidavit content]



[Signature] 11-10-21

11-10-2021

11-10-2021
MINISTRY OF LABOUR AND EMPLOYMENT

[Signature]

DIRECTOR

AND

M/S MANSAROVAR NIRMAN PVT. LTD (Pan No. AAICMS232H) having its office at Mansarovar Near Chandra Talkies, Main Road, Chas, Bokaro 411, through its Director SRI MANGAL PRATAP SINGH (AIMPS9250Q), UID No. 3004 7519 5406, son of Lt. Sri Ram Murat Singh grandson of Late Jhulan Singh, by faith Hindu, by caste- General (not govern under the C.N.T Act), by occupation Business, resident of Bendi Tand, Main Road 411 Chas, Bokaro, Jharkhand, Indian Citizen, hereinafter called the DEVELOPER / SECOND PARTY, of the OTHER PART.

IN THIS AGREEMENT - unless it be contrary to or repugnant to the context the terms or expression aforementioned shall mean and have the following meanings:-

LAND OWNERS - shall mean the Owner above named and besides their legal heirs, successors, in-interest, executors administrators, legal representatives and other assigns.

LAND PROPERTY- means the land measuring more or less 24.13 Decimals more fully and particularly described in Schedule A-4 below.

BUILDING - shall mean the a new Multi-storied building consisting of several units for residential use to be constructed on the land given in schedule- 'A-4' of this deed by the Developer at its own cost and expenses as per plan duly sanctioned or deemed sanctioned by competent authority of R.R.D.A/Ranchi Municipal Corporation Ranchi or any authority of Ranchi.

DEVELOPER - shall mean the above named Second Party and its legal representative, successors, executors, administrators and assigns.

UNIT / FLAT - shall mean a covered area (carpet area) available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan / map by R.R.D.A/Ranchi Municipal Corporation Ranchi or any authority of Ranchi and shall include the plinth area of the unit, Plinth area consisting of Bedroom, Living room, bath room, kitchen, balcony / verandah open terrace.

Handwritten signature

Handwritten signature

Handwritten signature

11-10-2021

Handwritten signature

Mangal Pratap Singh

Handwritten signature

PARKING SPACE - shall mean any place in covered area or open area out of portion of scheduled land reserved for parking of motor car, scooters or any other vehicle.

COMMON PART- shall mean common passage corridors, stair case, lift, common lavatories, pump room, tub well, overhead tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

SUPER BUILT UP AREA - means and includes the carpet area, verandah, balconies staircase, common part, etc. of the proposed multi storied building.

LAND OWNERS' SHARE - It shall be 45 % constructed super built up area /carpet area for their respective land of the Land Owners along with other relevant portions and common passage and other undivided share, common facilities and Parking space and undivided share of Land. Out of total constructed area in the proposed building mentioned in the Schedule "B" below and as agreed upon by the Landowners and Developer.

DEVELOPER'S SHARE - It shall means 55% constructed super built up area /carpet area in the proposed building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof parking space with undivided share of land after providing Land Owners' share more fully described in Schedule "C".

FORCE MAJEURE - shall describe flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out and/or any other act or commission beyond the control of the developer.

WHEREAS the Revisional Survey Record of Right of. Khata No.139, Plot no- 1083, Area 92 Decimals, and beside other plots situated at Village-Pundag Thana - Ranchi, Thana no- 228 District Ranchi is recorded in the name of Nathan Mahto & Bhukhu Teli both sons of Lakhwa Teli, Prasad Teli & Kandru Teli both sons of Bhikhuwa Teli, Rungtu Teli son of Kolhai Teli, Kanchan Teli, Jan Teli, Tejnath Teli sons of Mahadeo Teli and Rameshar Teli son of Gandura Teli by caste- Teli as Kaimi. and demand was running in the name of Nathuna Teli and others in registered II of Concerned Anchal Office Ratu now Nagri Ranchi.

Yadav

Prasanna

S. Prabhakar

11-10-2011

Ataykunda



honor 9N

3
HONORARIAN PRIVATE LIMITED

[Signature]

DIRECTOR

AND WHEREAS before Revisional Survey operation the said recorded tenant amicably partitioned the land of said Khata among them, according to said partition the land of said plot beside other plots exclusively allotted to Nathan Mahto and put him in peaceful possession and accordingly remarks column of the said Khatian is recorded in the name of Nathan Mahto against the said plot beside others as possessor.

→ Godswami

AND WHEREAS Jitbahan Mahto son of Late Nathan Mahto, Gopi Chand Mahto & Ramchandra Mahto both son of Late Dasrath Mahto grandson of Nathan Teli as vendors and Karmu Mahto and Jatru Mahto both sons of Jitbahan Mahto. as Confirming Parties the legal heirs of recorded tenants sold the land of R.S. Khata No.139, under Khewat no- 2, Plot no-1083, Sub Plot no- 1083/Part Area 11.5 Decimals more or less situated at Village- Pundag Thana - Ranchi, present P.S Jagarnathpur , Thana no- 228 District Ranchi more fully described in the schedule A below to FIRST PARTY NO- 1. by virtue of registered sale deed no- 9792 dated 03.07.2006 which was registered at District Sub Registrar Office Ranchi and entered in Book no- 1, Vol No- 373, Page no- 107 to 138 for the year 2006 and put him in peaceful possession thereof after purchased the said land FIRST PARTY NO- 1 mutated his name in the office of state of Jharkhand through Nagri Anchal Ranchi under mutation case no- 793R 27 of 2006-07 and accordingly paid revenue rent to the state and also mutated his name in the office of Ranchi Municipal Corporation Ranchi and paid house taxes to the concerned office Ranchi in respect of holding no- 0380004015000Z0 ward no- 36/38. of Ranchi Municipal Corporation Ranchi.

→ Jitbhan

→ Shanku S. Kumar 3
11-10-2011

AND WHEREAS Jitbahan Mahto son of Late Nathan Teli and Gopichand Mahto and Ramchander Mahto both sons of Late Dashrath Mahto, grandsons of Nathan Teli the legal heirs of recorded tenant sold the said land of R.S. Khata No.139, under Khewat no- 2 Plot no- 1083, Sub Plot no- 1083/part Area 5 Decimals, beside others land situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi to Jai Prakash Sahu son of Sri Ganpat Sahu, by virtue of registered sale deed no- 16069 dated 11.11.2006, which was registered at District Sub Registrar office Ranchi and entered in Book no- 1, Vol no- 601 page no- 151 to 176 for the year 2006 and put him in peaceful possession thereof and after purchased the said land Jai Prakah Sahu mutated his name in the office of state of Jharkhand through

→ Atay Kumar



Honor 9N Del IV 24 Sm

MAHARAJA NIRMAN PRIVATE LIMITED

DIRECTOR

Nagri Anchal Ranchi under mutation case no- 1835R 27 2006-07 and accordingly paid revenue rent to the state.

AND WHEREAS Kantu Mahto & Jatru Mahto both sons of Late Jitwahan Mahto, grandson of Nathan Teli, Gopi Chand Mahto & Ramchandra Mahto both sons of Late Dashrath Mahto grandson of Nathan Teli the legal heirs of recorded tenant sold the said land of R.S. Khata No.139, under Khewat no- 2, Plot no- 1083, Sub Plot no- 1083/part Area 5 Decimals, beside others land situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi to Jai Prakash Sahu son of Sri Ganpat Sahu by virtue of registered sale deed no- 2321 dated 15.02.2007 which was registered at District Sub Registrar office Ranchi and entered in Book no- 1 Vol no- 95 page no- 193 to 224 for the year 2007 and put him in peaceful possession thereof and after purchased the said land Jai Prakash Sahu mutated his name in the office of state of Jharkhand through Nagri Anchal Ranchi under mutation case no- 491R 27/ 2013-14 and accordingly paid revenue rent to the state.

AND WHEREAS the said Jai Prakash Sahu sold his portion of purchased land of R.S. Khata No.139, under Khewat no- 2, Plot no- 1083, Sub Plot no- 1083/part Area 5 Decimals, situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi more fully described in the schedule A-1 below to FIRST PARTY NO 2 by virtue of registered sale deed no- 1772, SI no- 1985, dated 07.09.2016 which was registered at District Sub Registrar office Ranchi and entered in Book no- 1 Vol no- 199 page no- 433 to 480 for the year 2016 and put him in peaceful possession thereof and after purchased the said land FIRST PARTY NO 2 mutated his name in the office of state of Jharkhand through Nagri Anchal Ranchi under mutation case no- 1280 R 27 /2016-17 and accordingly paid revenue rent to the state and also mutated his name in the office of Ranchi Municipal Corporation Ranchi and paid house taxes to the concerned office Ranchi in respect of holding no- 0380004027000Z0 ward no- 36/38 of Ranchi Municipal Corporation Ranchi.

AND WHEREAS the said Jai Prakash Sahu sold his portion of purchased land of R.S. Khata No.139, under Khewat no- 2, Plot no- 1083, Sub Plot no- 1083/part Area 3.5 Decimals, situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi more fully described in the schedule A-2 to FIRST PARTY NO 3 by virtue of registered sale deed no-

Yashwanth

Shankar

2
Sankar S. Kumar
11-10-2021

Attorney Kumar

honor 9N

5

MANABADWAR INFRASTRUCTURE PRIVATE LIMITED

[Signature]

DIRECTOR

787, Sl. no- 844 dated 24/ 25.04.2019 which was registered at District Sub Registrar office Ranchi and entered in Book no- 1, Vol no- 82 page no- 59 to 110 for the year 2019 and put her in peaceful possession thereof and after purchased the said land FIRST PARTY NO 3 mutated her name in the office of state of Jharkhand through Nagri Anchal Ranchi under mutation case no- 190/2019-20 and accordingly paid revenue rent to the state and also mutated her name in the office of Ranchi Municipal Corporation Ranchi and paid house taxes to the concerned office Ranchi in respect of holding no- 0380005643000Z0 ward no- 36/ 38 of Ranchi Municipal Corporation Ranchi.

Yestward

AND WHEREAS Rupan Devi and others through their power of attorney holder Abhay Kumar son of Late Lagan Ram alias Kishore Sahu sold the land of R.S. Khata No.139, under Khewat no- 2. Plot no- 1083, Sub Plot no- 1083/part Area 2.5 Katha situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi to Kishore Sahu alias Lagan Ram by virtue of registered sale deed no- 11859 dated 20.10.2001 which was registered at District Sub Registrar office Ranchi and entered in Book no- 1, Vol no- 288 page no- 285 to 310 and after purchased the said land Kishore Sahu alias Lagan Ram mutated his name in the office of state of Jharkhand through Nagri Anchal Ranchi under mutation case no- 737 R 27/01-02 and accordingly paid revenue rent to the state.

Abhayhall

AND WHEREAS after death of Kishore Sahu alias Lagan Ram his wife Puneshwari Devi and his son Shambhu S. Kumar become the absolute owner and in possession thereof.

Shambhu S. Kumar

11-10-2021

AND WHEREAS the said Shambhu S. Kumar and Puneshwari Devi wife of Late Kishore Sahu alias Lagan Sahu sold through their power of attorney holder Sri Raj Kumar Gupta son of Ishwari Prasad Gupta (being power no- 80 Sl no- 1167 dated 07.07.2020 which was registered at District Sub Registrar office Ranchi and entered in Book no- IV, Vol no- 8, Page no- 237 to 284 for the year 2020) sold land of R.S. Khata No.139, under Khewat no- 2. Plot no- 1083, Sub Plot no- 1083/part Area 4.13 Decimals/2.5 Katha, situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi more fully described in the schedule A-3 to FIRST PARTY NO 4 by virtue of registered sale deed no- 1471, Sl no- - 1610 dated 10.09.2020 which was registered at District Sub Registrar office Ranchi and entered in Book no- 1,

Abhay Kumar



Honor 9N

Shambhu Prasad Singh

MANSARVAR NIGAM PRIVATE LIMITED

Handwritten signature

DIRECTOR

Vol no- 181, Page no- 375 to 444 for the year 2020 and put him in peaceful possession thereof and after purchase the said land FIRST PARTY NO 4 mutated his name in the office of state of Jharkhand through Nagri Anchal Ranchi under mutation case no- 1690R27/2020-21 and accordingly paid revenue rent to the state and also mutated his name in the office of Ranchi Municipal Corporation Ranchi and paid house taxes to the concerned office Ranchi in respect of holding no- 0380007061000Z0 ward no- 36/38 of Ranchi Municipal Corporation Ranchi

AND WHEREAS the Land Owners covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and in marketable condition and have in their good right full power and that they have absolute authority and right to transfer the whole or part of the Schedule "A" property and to deal with the same in the any manner.

AND WHEREAS Land Owners indented to develop their said land by constructing multi storied residential building and approached to the Developer and Developer accepted the proposal of Land Owners and agree to construct multi storied residential building as per plan sanctioned by the R.R.D.A Ranchi/R.M.C or any authority of Ranchi which required for the same and to give 45% super Built-up area/Carpet Area to the Land Owners for her land more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land and the said Land Owners accepted the offer of the Developer and interested to develop the said Land as per plan sanctioned by the competent authority of R.R.D.A Ranchi/R.M.C Ranchi or any authority of Ranchi which required for the same and to acquire 55 % super Built-up/carpet Area more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land.

AND WHEREAS the aforesaid Developer further agreed to construct at their own cost the said proposed Multi Storied residential building over the Schedule - A- land and as per plan map sanctioned by competent authority of R.R.D.A Ranchi/R.M.C or any authority of Ranchi and shall give Land Owners' share 45% out of the total super built up area/carpet Area as mentioned above more fully described in schedule "B"

Handwritten signature

Handwritten signature

Handwritten signature

11-10-2021

Handwritten signature

Handwritten signature



MANSAROVAR NIRMAL PRATHI BUILD
Handwritten signature
DIRECTOR

below as agreed for the value of the said land and to sale the remaining super built up area 55% of the said proposed Building with undivided share of land to the prospective purchasers as developer share , (Developer share mentioned in the schedule- "C" below). The proposed building will be constructed by the Developer within 36 month from the date of sanction of plan map with 6 month grace period,

4/2/2021

AND WHEREAS certain terms and conditions were agreed to by and among the Land Owners and Developer with regards to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder :-

25/1/2021

1. That pursuant the above mentioned consideration the Developer will develop and construct the Multi-storied residential building over the Schedule- A-4 land as per the plan prepared by the Developer and approved by the R.R.D.A Ranchi/R.M.C Ranchi or any authority of Ranchi and as per laws applicable in relation to construction of building/apartment at its own risk and costs. That the Building/Apartment will be constructed within 36 month from the date of sanction of plan map with 6 month grace period. Both the parties agreed that at the time execution of this agreement the Land Owners shall give peaceful possession of schedule - A--4 property to the Developer and thereafter the Developer shall proceed for development of the said land. The roof right of the said proposed building will be the absolute right of the land owners and Developer in the same ratio.

25/1/2021

11-10-2021

2. The DEVELOPER agree and undertakes to construct and complete the construction of multi-storied residential building over the schedule - A-4 land after demolishing the existing structure if any and after construction to leave aside, allocate and make ready for the Land Owners' share of the total constructed area more fully described in schedule "B" below. In respect of the remaining share of the total constructed area, the DEVELOPER will be free to dispose off the same to any other person or persons on such terms and conditions as it may decide at their sole discretion. The DEVELOPER share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Land Owners' share of the total

1/11/2021

MONOR 9N

25/1/2021 8

 DIRECTOR

constructed area to be made ready, leave aside and allocated for the Land Owners will include the portion comprising of residential building and also all other portions such as parking space will be the same ratio (i.e. 45% Owner's share and 55% Developer's share). The roof right shall be of Land Owners and the Developer in the same ratio.

4. Godwin

2a That the Developer shall have full right to arrange the adjacent land of schedule A-4 from the others Land Owners and after amalgamating the all land, shall prepared the plan map and got its sanction from R.R.D.A Ranchi/R.M.C Ranchi and their after shall construct series of multi storied residential buildings thereon in phase wise/block wise and all common area will be distributed among the land owners and developer in proportionately.

Shankar

3. That it is agreed by the Developer that after sanction of plan map the developer shall allocate the land owner's share and issue an allotment letter to the Land Owners for their share.

3

4. That the Land Owners do hereby put the developer in actual physical possession and hand over all relevant documents (photocopy) relating to the property described in schedule "A-4" below for the purpose of construction of the proposed multi-storied building and Developer have right to put their sign board over the said land for construction after sanctioned of Building Plan Map.

Shankar S. Kumar

11-10-2021

5. That in order to construct a multistoried building over the land mentioned herein above the LAND OWNERS/BUILDER have got a building plan sanctioned by the Municipal Commissioner, of Ranchi Municipal Corporation, Ranchi vide Building Case No. RMC/BP/0778/W36/2020 dated 15.01.2021.

Abhay Kumar

6. The Developer shall have full right to deal with the rest of the super built-up area/carpet Area 45% other than the Land Owners' shares along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Land Owners shall be bound to sign

9N

Naval K. S. M. 9

MANSAROVAR NIGAMAN PRIVATE LIMITED

A

DIRECTOR

conveyance in favour of the purchasers/nominees of the Developer either personally or through their power of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building / flats with and according to terms and conditions of this agreement.

7. In exchange of the consideration and the terms and conditions herein agreed to an detailed, hereinafter the Land Owners do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and, Developer shall simultaneously hand over the portion of the Land Owners' share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
8. In furtherance of the intention of the agreement the Land Owners do hereby entrust and empower the developer to do all or any of the following acts, deeds, matters and things :-
- A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.
- B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.
- C. To accept service of any writ summons or other legal process or notice and to appear and represent the Land Owners in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnama, claims, complaints orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Land Owners arising after the execution of the agreement between the Land Owners and the

7. 7/11/2021
7/11/2021

3
11-10-2021

1
Attay Kumar

9N

Mansarovar 10

MANSAROVAR



DIRECTOR

Developer. The Developer shall take all measures at their own cost to protect the title, interest and the right of the Land Owners against any cause of action arising due to the development work.

- D. To enter into agreement for sale or otherwise allot Flats tenements in the aforesaid Building after allocation of the Land Owners share to purchaser/s except of the Land Owners' area as described in Schedule "B" and be entitled to the consideration thereof.
- E. To mortgage the developer share except the portion allotted to the Land Owners (only for Developer's share through the Intending Purchaser/s of flats) as described in schedule "C" with and/or financial institutions to obtain loan for purchase of Flats etc. as the said Developer will decide at their sole discretion or purpose of the Developer.
- F. To make application if any, before the appropriate authority for installation of lifts with collapsible gates of appropriate capacity, as per norms.
- G. The Developer shall install and maintain for the benefit of the Land Owners and others prospective purchaser/s of the every proposed building deep tube-well overhead storage tank, public water supply connection; pump-set for lifting water to storage tanks and the Land Owners will enjoy all relevant facilities.
- H. The Developer shall provide ancillary electric generation (Generator and Transformer) and supply for the benefit of the Land Owners and prospective Purchasers of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of payment of only consumption charge calculated by the Developer and the Land Owners will enjoy all relevant facilities. The cost of transformer and Generator and expenditure during installation shall be borne by the Developer alone.
- 9. The Land Owners agree that they will execute and give a separate registered general power of Attorney under the terms and conditions of this agreement in favour of the developer or their nominee so that no hindrance obstruction in execution of the construction of the

✓ signed

Shankar S. Kumar

Shankar S. Kumar

11-10-2021

Atty Kamal

Registered under on

11

honor 9N

DIRECTOR

building and registration of the appropriate sale deed in favour of purchaser/s subject to this agreement if necessary. However, the Developer do hereby covenant with the Land Owners that the aforesaid Power of Attorney shall be governed by the provisions of this agreement. Later on if this agreement will be required registration in that event the Land Owners shall execute and register this agreement before the competent authority of Ranchi.

✓ Jadhav

10. It is hereby made clear the developer shall act as independent party and not as agent of the Land Owners for the purpose of the construction of the proposed building over the schedule "A-" property and shall pay and keep the Land Owners indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.

✓ Jadhav

11. The Land Owners hereby covenant with the Developer as follows:-

- A. That the property is freehold and the Land Owners have perfect title and the same is free from all encumbrance.
- B. That Land Owners have not created any encumbrances on the said property or any part thereof by way of sale mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Land Owner have not entered in to any agreement in respect of Schedule - A-4 property with any person, partnership firm, company or any proprietorship concern prior to this development agreement.
- C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.

✓ Jadhav
11-10-2021
Attorney name - Jadhav S. Jadhav

12

✓ DIRECTOR

- D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree injunctions orders lispence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- E. That apart from the Land Owners no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.
- F. That all outgoing demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone and the Land Owners shall be liable for such amounts remaining unpaid till the date of this agreement .
12. That the Land owners shall get their name mutated in the office of concerned Anchal office Ranchi and shall pay up to date revenue rent to the state and after mutation the correction slip and up to date revenue rent receipt to the Developer.
13. That in consideration for the conveyance of the properties described in schedule "A-" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things :-

The Developer shall indemnify the Land Owners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Land Owners against any claim, action or proceeding which may be brought, or taken against the Land Owners in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also

Handwritten signature

Handwritten signature

Handwritten signature

11-10-2021

Handwritten signature

Handwritten signature

indemnify the Land Owners against any claim, compensation, action or proceedings which may brought or taken against the Land Owners in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LAND OWNERS area that if, after receiving their share of built-up area/carpet Area as per Schedule- "B",

7 February

Further it is contractual obligation of the Land Owners that they will take all steps for fulfillment of all short coming documents in respect of the scheduled land at their own cost and sources and co-operate for registration of development agreement under Jharkhand apartment (Flat) ownership Act 2011 on the cost of Developer.

Amish

14. SCHEDULE FOR MANAGEMENT :

A schedule shall be formed by the parties herein due course for the management/administration of the new buildings including the portion in common use and showing the expenses of the management/administration of the amenities in the new buildings including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/ occupant of the new building including the Land Owners allocation and the Developer allocation shares.

3
S. Sandhu's, Kumar
11-10-2021

15. Breach of Development Agreement:

In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the Developer or the Land Owners the defaulting party will be liable for legal action and compensational as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi the Capital of Jharkhand State.

Atay Kumar

16. That the LAND OWNERS and their PURCHASERS and DEVELOPER and their PURCHASERS shall pay their GST over their Flat/s.

17. That the name of the Apartment shall be "SHAMBHU ENCLAVE"
18. Courts at Ranchi along shall have jurisdiction to entertain any type of dispute, all actions, suits and proceeding arising out of this agreement.

SCHEDULE - A

All that piece and parcel of land R.S. Khata No.139, under Khewat no- 2, Plot no- 1083, Sub Plot no- 1083/Part Area 11.5 Decimals bearing holding no- 0380004015000Z0, ward no- 36/38 of Ranchi Municipal Corporation Ranchi more or less situated at Village- Pundag Thana - Ranchi, present P.S Jagamathpur , Thana no- 228 District Ranchi State - Jharkhand, having permanent heritable and transferable Chapperbandi right.

SCHEDULE - A-1

All that piece and parcel of land R.S. Khata No.139, under Khewat no- 2, Plot no- 1083, Sub Plot no- 1083/part Area 5 Decimals, bearing holding no- 0380004027000Z0, ward no- 36/38 of Ranchi Municipal Corporation Ranchi situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi State - Jharkhand, having permanent heritable and transferable Chapperbandi right.

SCHEDULE - A-2

All that piece and parcel of land R.S. Khata No.139, under Khewat no- 2, Plot no- 1083, Sub Plot no- 1083/part Area 3.5 Decimals, bearing holding no- . 0380005643000Z0 ward no- 36/38 of Ranchi Municipal Corporation Ranchi situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi State - Jharkhand, having permanent heritable and transferable Chapperbandi right.

SCHEDULE - A-3

All that piece and parcel of land R.S. Khata No.139, under Khewat no- 2, Plot no- 1083, Sub Plot no- 1083/part Area 4.13 Decimals/2.5 Katha, bearing holding no- 0380007061000Z0 ward no- 36/38 of Ranchi Municipal Corporation Ranchi situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi, State- Jharkhand, having permanent heritable and transferable Chapperbandi right.

Shambhu

Shambhu

Shambhu Kumar
11-10-2021

Attay Kumar

Shambhu Kumar



Handwritten signature

DIRECTOR

SCHEDULE - A-3

All that piece and parcel of land R.S. Khata No.139, under Khewat no- 2. Plot no- 1083, Sub Plot no- 1083/part Area **4.13 Decimals/2.5 Katha**, bearing holding no- 0380007061000Z0 ward no- 36/38 of Ranchi Municipal Corporation Ranchi situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi, State- Jharkhand, having permanent heritable and transferable Chapperbandi right.

SCHEDULE - A-4

All that piece and parcel of land R.S. Khata No.139, under Khewat no- 2. Plot no- 1083, Sub Plot no- 1083/part Area **24.13 Decimals**, bearing holding no- 0380004015000Z0, 0380004027000Z0, 0380005643000Z0 & 0380007061000Z0 ward no- 36/38 of Ranchi Municipal Corporation Ranchi situated at Village- Pundag Thana - Ranchi, Thana no- 228 District Ranchi State - Jharkhand, having permanent heritable and transferable Chapperbandi right, which butted and bounded as follows -

North	:	Ram Kumar Sahu and others
South	:	Ram Bilash Rai
East	:	Ram Kumar Sahu and others
West	:	Road

SCHEDULE - "B"

LAND OWNERS' SHARE

That in lieu of the land provided by the Land Owner to the Developer for constructing the multi-storied residential building, the Developer shall give 45 % constructed area / super built up area to the Land Owners for her land in shape of flats with undivided share of land and all common facilities and amenities of the proposed building. The Roof right always be retained by the Land Owners and Developer as mentioned in Schedule- C below.

Atul Kumar

7

Atul Kumar

7

*25 Shambhu S. Kumar
11-10-2021*

Atul Kumar



Mangal Prasad on 16

HANSAROVAR NIP...

[Signature]

DIRECTOR

SL. NO.	Flat No	Floor	Super Built up Area in Sq.Ft.
1	G4	GROUND	1113
	OFFICE		307
2	F3	FIRST	1056
	F5		1313
3	S1	SECOND	1425
	S2		913
4	T3	THIRD	1056
	T4		1350
5	F3	FOURTH	1056
	F4		1350
	F5		1313
TOTAL SBA			12252

with undivided share of Schedule -4 Land 45% and car parking space in the ground Floor.

Anashree - Flat No. F-5, Area 1313 sq. ft. and one parking space.

SCHEDULE- "C"

DEVELOPER'S SHARE

The Developer shall be in the remaining portion 55 % constructed area / super built up of the proposed multi-storied residential building complex with undivided share of land and all common facilities and amenities of the proposed building .The Roof right always be retained by the Land Owners and Developer in same ratio .

SL. NO.	Flat No	Floor	Super Built up Area in Sq.ft.
1	G1	GROUND	919
	G2		1025
2	F1	FIRST	1425

Anashree
 Anashree
 11/10/2021
 Anashree S. Kumar
 Anashree Kumar

	F2		913
	F4		1350
3	S3	SECOND	1056
	S4		1350
	S5		1313
4	T1	THIRD	1425
	T2		913
	T5		1313
5	F1	FOURTH	1425
	F2		913
TOTAL SBA			15340

with undivided share of Schedule -4 Land 55% and car parking space in the ground Floor.

SCHEDULE- "D"

Specification for the Building :-

Foundation:	RCC
Structure	RCC frame structure.
Walls:	Red Bricks Masonry.
Wall Finish:	Plaster and POP.
Floors:	Marble / Vitrified tiles .
Doors:	Flush Doors.
Windows:	Aluminum Glazed Windows with iron grill
Toilets:	Tiles and Standard Fittings.
Kitchen:	Hind ware or equivalent.
Sanitary fitting:	Counter Marbles, Stainless Steel Sinks.
Electricals:	Anchor or equivalent.
Water supply:	Through deep Tube well.
Other:	Lift, Generator

Handwritten notes:
4 Apartment
Handwritten signature

Handwritten notes:
3
11-10-2021

Handwritten notes:
Atay Kumar

Valuation of the Property only for registration purpose.

Area 24.13 Decimals @ of Rs. 7,46,494/- per Decimal =1,80,12,900/-
(Rupees One Crore Eighty Lakh Twelve Thousand Nine Hundred)

IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presence of witnesses of the date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of :

WITNESSES :

1. Praveen Kumar
S/o Late J. Das
Nayatali K. M. Road
No - 46 Ranchi

2. Sanjay K. Gupta
S/o Singhasan Sahu
Upper Bazar Ranchi

LAND OWNERS

Abhay Kumar
11-10-2021

Shambhu S. Kumar

3. Anshu

4. ~~Jitendra~~

DEVELOPER

Murali Mohan Saha

SIGNATURE & LEFT HAND FINGERS IMPRESSION OF REPRESENTATIVE/DEVELOPER



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

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

Typed By:

Drafted By:- *Mahendra P. Gupta (Actg)*
 En. No. - 6805/99
 Suburban Postal Circle
 B. Com., M.B.
 Member of the Government B.A. School

Shambhu S. Kumar
11-10-2029
Shambhu S. Kumar
Abhay Kumar

Purdig

नालमोजा पुरदाग

नाम शान्त शिवा

पुता मयत

जिजा रंजी

किना पु.प. भादना मयत १६ पुजा
मय १६३३ - ३३ मयि

Scale 1:50000



honor 9N


MANSAROVAR PURDA

[Handwritten signature]

DIRECTOR

honor 9N

SHANGHAI NIPMAN PRIVATE LIMITED

 DIRECTOR

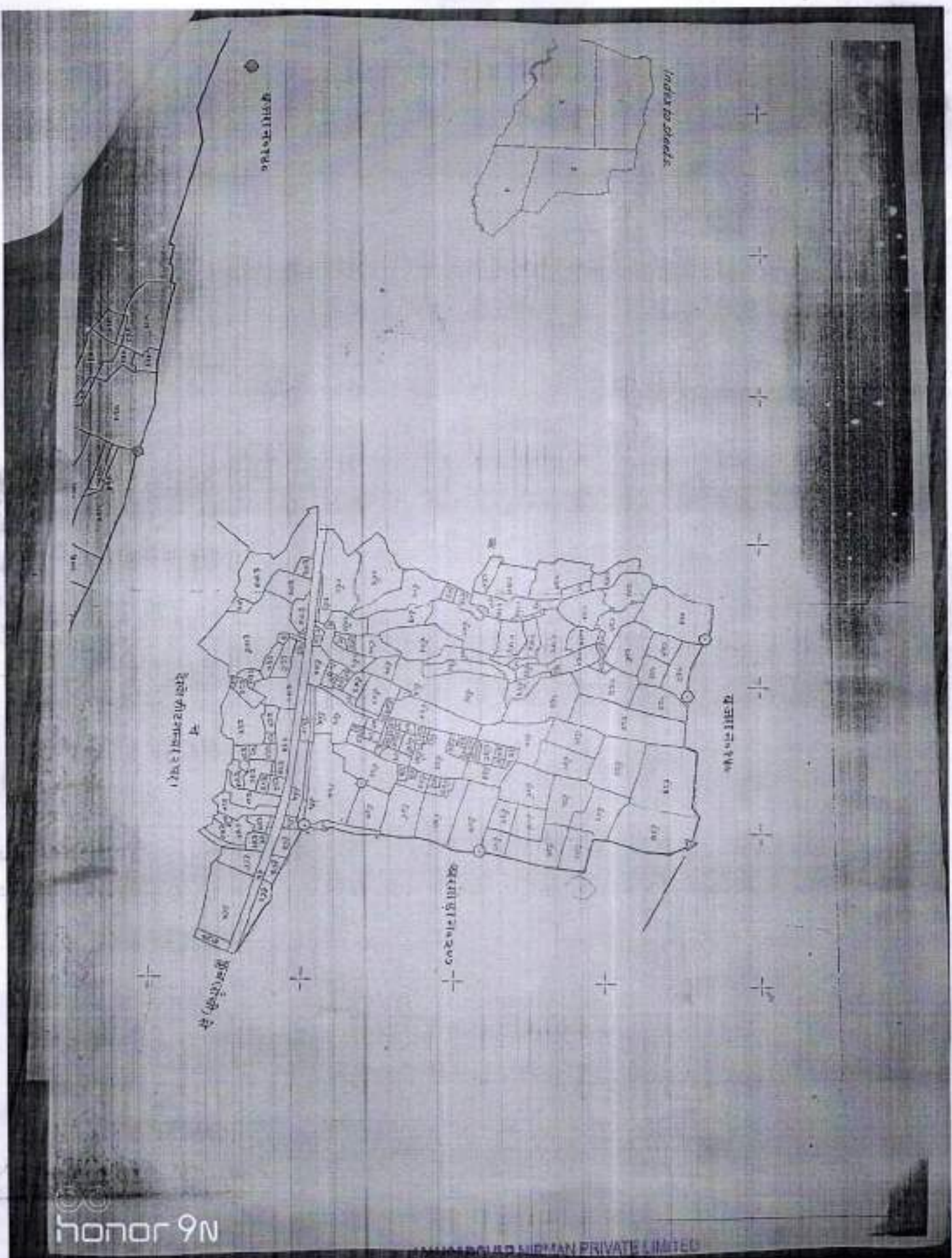


Figure 10.



सर्वेक्षण संख्या १०००/१९६०

मुहाना नहर

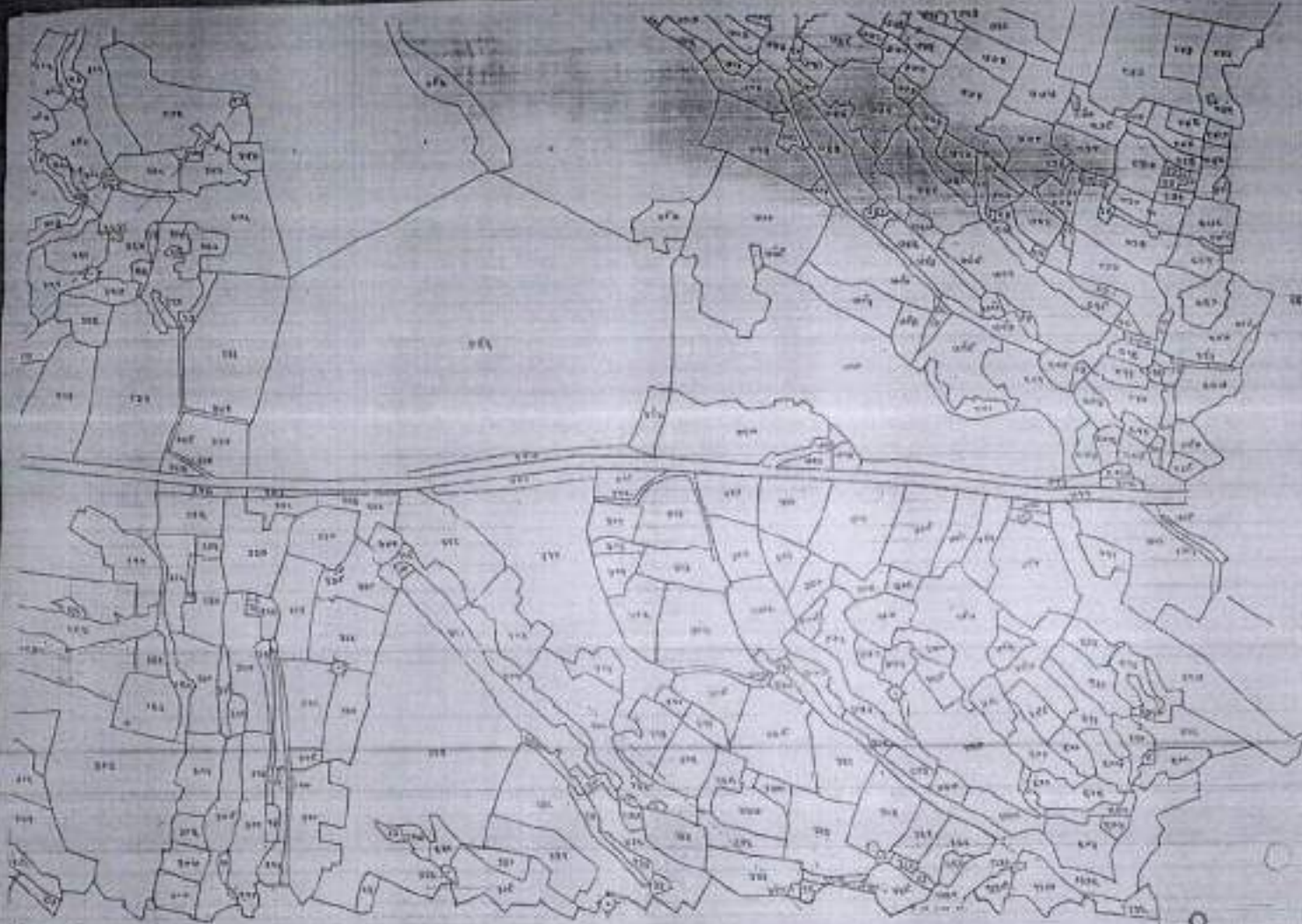
मुहाना

honor 9N

MAHARASHTRA GOVERNMENT

18

DIRECTOR



सिमाना नैट नम्बर २३

Map and published under the authority of Government.

[Signature]
Superintendent of Survey.

मानसरोवर निर्माण विभाग
DIRECTOR

honor 9N



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 9, 2021

पृष्ठी II प्रति

भाग संकेतमान	37	पृष्ठ संख्या	2
दिए गए नाम	ईडी	अनुदान नाम	संदा
दिए गए नाम	फुलम	विवरण संदा	133
		विवरण संदा	सीडी-कॉल
		विवरण संदा	228
		विवरण संदा	228
		विवरण संदा	228

Shambhu S. Kumar, पुत्र- Kallaho Sahu, जति- गेहूँ

क्रमांक	प्लॉट संख्या	रकबा	विवरण के लिए धारिका	वर्ग	श्रेणी
129	1035	0 रो 5 डि 0 इ	समाप्त/अधुना समाप्त 1285/2016 - 2017	5	0
	बन धारिका	2 रो 5 डि 0 इ			

साल	धारिका संख्या	साल से	साल तक	अवधि	अवधि धारिका	शेष क्षेत्र	शेष क्षेत्र धारिका	विवरण संख्या	विवरण क्षेत्र धारिका	अवधि क्षेत्र	अवधि क्षेत्र धारिका	कुल क्षेत्र	कुल क्षेत्र धारिका
12-14-2018	1481711081	2016-2017	2016-2017	0	5	0	1.25	0	2.5	0	2.5	3	1
14-16-2019	0026642944	2017-2018	2018-2020	10	8	0.3	1.25	5	2.5	5	2.5	2	1
16-20-2020	0947044511	2020-2021	2020-2021	8	5	0	1.25	0	2.5	0	2.5	4	1

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

Mutation Cases Not Found

List Of Case Status Details

आप इस क्वेरी के माध्यम से अपने मामले का स्थिति जान सकते हैं।
 आप अपने मामले की प्रगति को देख सकते हैं।
 आप अपने मामले की प्रगति को देख सकते हैं।
 आप अपने मामले की प्रगति को देख सकते हैं।

[Handwritten Signature]
 11/10/2021

Printed By

BACK

[Handwritten Signature]



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम	रैपत का नाम, अभिभावक का नाम, रिश्ता
वडासाल कनदरप नाथ शाहदेव	नथना तेली हजु तेली, पेशरान लजक तेली चार हिस्सा हिस्सा बराबर, जाति-तेली, निवासी-शाकीन देह व परसाद तेली, कुन्नु तेली, पेशरान-भीखुआ तेली चार हिस्सा हिस्सा बराबर, जाति-तेली, निवासी-शाकीन देह व नुगु तेली, बल्द-कोलहाइ तेली चार हिस्सा हिस्सा बराबर, जाति-तेली, निवासी-शाकीन देह व बनीचर तेली, जान तेली, तेजनाथ तेली, पेशरान-महादेव तेली तीन हिस्सा हिस्सा बराबर, जाति-तेली, निवासी-शाकीन देह व नेमशन तेली, बल्द-गन्दुरा तेली एक हिस्सा हिस्सा बराबर, जाति-तेली, निवासी-शाकीन देह मोताविक मी0 न0 328 सन 1935-36ई हसवदफ85 माल मोकरर हुआ मी0 52 रुपया 3 आना 0 पाई काबीज लगान का माल 0-14-0मोकरर माल के साथ है समवत-93 साल से अमलमे आवेगा ता 3-10-35 द हाकीम

जिला का राँची नाम	अंचल का नाम	नगड़ी नाम	हलका का नाम	हल्का-09	मौजा का नाम	पुन्दाग	खाता रैपती का प्रकार
खेवट नम्बर 2	खाता नम्बर 139	धाना का नाम	राँची	धाना नम्बर 228			

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किसम जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताविक लगान/सेस	लगान	खात शर्त
(1)	(2)	(3)	किपारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10) आ (11) पै (12)	(13)
139	573	दोन मगलु तेली दोन भीखुआ तेली	दोन तीन 8	1 (एकड़) 3 (डिसमील) 0	बकबजे कचन तेली वो तेजनाथ तेली वो रमेशर तेली		0 0 0	कायमी
	579	दोन नीज दोन भीखुआतेली वगैरह	टाइ दो 1	0 (एकड़) 19 (डिसमील) 0	बकबजे कचन तेली वगैरह वशरत नम्बर 573		0 0 0	कायमी
	674	सड़क दोन वकाशत महादेव पाहन	दोन दो 3	0 (एकड़) 24 (डिसमील) 0	बकबजे कन्दुर तेली		0 0 0	कायमी
	870	दोन भउका मुडा दोन काउला तेली वगैरह	दोन दो 4	0 (एकड़) 26 (डिसमील) 0	बकबजे कुन्डरु तेली		0 0 0	कायमी
	881	टाई चामा उराव वगैरह दोन नीज	टाइ तीन 1	0 (एकड़) 39 (डिसमील) 0	बकबजे हजु तेली		0 0 0	कायमी
	882	टाई हरजु तेली दोन हजु तेली	टाइ तीन 1	0 (एकड़) 48 (डिसमील) 0	बकबजे नथना तेली		0 0 0	कायमी
	884	टाई नीज परली	दोन दो 5	1 (एकड़) 53 (डिसमील) 0	बकबजे हजु तेली		0 0 0	कायमी



DIRECTOR

क्र.	विवरण	दोन	मूल्य (एकड़) (डिसमील) (१)	वकबजे	०	०	०	कायमी
897	परती कादीम टांड मुआ मुठा	दोन दो 2	0 (एकड़) 60 (डिसमील) (१)	बकबजे हखु तेली	0	0	0	कायमी
898	दोन परसादतेली दोन नधना तेली	दोन एक 3	0 (एकड़) 99 (डिसमील) (१)	बकबजे हखु तेली	0	0	0	कायमी
899	दोन हखु तेली सडक	दोन एक 2	1 (एकड़) 20 (डिसमील) (१)	बकबजे नधना तेली	0	0	0	कायमी
899	दोन नीज सडक	परती नली 1	0 (एकड़) 8 (डिसमील) (१)	बकबजे नधना तेली	0	0	0	कायमी
902	दोन भेनी तेली दोन नीज	दोन दो 3	0 (एकड़) 90 (डिसमील) (१)	बकबजे इन्दुर तेली	0	0	0	कायमी
1083	दोन बचन वगैरह दोन हखु तेली	दोन तीन 3	0 (एकड़) 92 (डिसमील) (१)	बकबजे नधना तेली	0	0	0	कायमी
1084	टांड नधना तेली दोन नीज	दोन दो 1	0 (एकड़) 39 (डिसमील) (१)	बकबजे हखु तेली	0	0	0	कायमी
1085	टांड शनीवरा महतो वगैरह टांड हखु तेली	टांड दो 1	0 (एकड़) 44 (डिसमील) (१)	बकबजे नधना तेली	0	0	0	कायमी
1086	दोन शेख नजरली टांड हखु तेली	टांड दो 1	0 (एकड़) 47 (डिसमील) (१)	बकबजे कन्दु तेली	0	0	0	कायमी
1088	दोन शेख शुभानी टांड शेख नजरली	टांड दो 1	0 (एकड़) 56 (डिसमील) (१)	बकबजे परसाद तेली	0	0	0	कायमी
1224	टांड कुन्डु तेली नदी	परती गडडा 1	0 (एकड़) 3 (डिसमील) (१)	बकबजे हखु तेली	0	0	0	कायमी
1225	टांड कुन्डु तेली नदी	टांड दो 1	0 (एकड़) 10 (डिसमील) (१)	बकबजे हखु तेली	0	0	0	कायमी
1226	टांड नीज दोन नीज	दोन तीन 1	0 (एकड़) 10 (डिसमील) (१)	बकबजे हखु तेली	0	0	0	कायमी
1227	दोन नधना तेली नदी	दोन तीन 3	0 (एकड़) 44 (डिसमील) (१)	बकबजे हखु तेली	0	0	0	कायमी
1285	दोन शीवर तेली मोशमात शवरी वगैरह	टांड दो 1	0 (एकड़) 48 (डिसमील) (१)	बकबजे कन्दुर तेली	0	0	0	कायमी
1287	दोन जगु तेली टांड महादेव पाहन	टांड दो 1	0 (एकड़) 50 (डिसमील) (१)	बकबजे परसाद तेली वेर / लकड़ी लाह बकबजे रैपत कुल बकबजे कुल मोजा	0	0	0	कायमी
1309	दोन जीतवाहन तेली वगैरह टांड घाणी तेली	दोन दो 8	0 (एकड़) 71 (डिसमील) (१)	बकबजे कुन्दु तेली	0	0	0	कायमी
1345	दोन मुशमात मुटकी दोन भोरुा तेली	दोन एक 4	0 (एकड़) 64 (डिसमील) (१)	बकबजे कचन तेली वगैरह दरारत नमबर 573	0	0	0	कायमी
1347	दोन मुशमात	दोन दो 3	0 (एकड़) 30	बकबजे कचन	0	0	0	कायमी



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 3, 2021

पृथी II प्रति

भाग वर्गीकरण	14	पृथी संख्या	296
शिक्षा का नाम	रीबी	अनुमोदित नाम	सदर
सीक का नाम	मुन्दाग	इंजिनियर संख्या	130
		अवकाश का नाम	सीक संख्या
		सदर	0
		हस्ताक्षर का नाम	प्राप्त नम्बर
		हस्ताक्षर संख्या	228
		इन्ट्री का नाम	अवकाश का प्रकार
			रीथी

अथवा कुपन, पिता-किरीत शत्रु, जति

क्रमांक	प्लेट संख्या	रकबा	परिचालन के लिए अधिकार	संख्या	रीथ
133	1093	0 प 11.5 डि 0 इ	रा. ख. सं. सं 793 अर 27/206-07	15	23.2
	कुल परिमाण	0 प 11.5 डि 0 इ			

वर्ष	परिचय संख्या	सात से	सात तक	सात तक बकाया	सात तक सात	रीथ संख्या	रीथ संख्या सात	शिक्षा संख्या	शिक्षा संख्या सात	स्वास्थ्य संख्या	स्वास्थ्य संख्या सात	कुपि संख्या	कुपि संख्या सात
10/01/2015	029033	2011-12	2014-15	0	18	0	4	0	8	0	8	0	3.0
13/07/2018	1481109099	2015-2016	2016-2017	18	16	4	4	8	8	8	8	3.2	3.2
04/15/2019	0844867227	2017-2018	2019-2020	20	10	8	4	16	8	16	8	6.4	3.2
10/20/2020	0243848712	2020-2021	2021-2021	3	15	0	8	0	8	0	8	0	3.2

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

List Of Case Status Details

सर्वप्रथम न्यायालय में प्रेषित की जा सकती है।
किसी भी प्रकार की अपील के लिए राजस्व अकाउंटिंग विभाग के सहायक निदेशक के पास आवेदन देकर के लिए आवेदन किया जाये।

(Handwritten Signature)
11/10/2021

SEARCH

Bch XIV- F.No. 130v

रसीद मालगुजारी
नाम सुकल नम मौजान मय
पत्ता वी धाना नम्बर

V

फारद मलकी / फारद रेपती Page No : 296
नाम रेपत मय वतिदपत जमाबन्दी Vol. No : 14
वी सुकुनत नम्बर) Receipt No : 0246848712

नगाडी पुन्दाग 228 अमय कुमार		
खाता संख्या	खसरा संख्या	रकबा (एकड़ में)
139	1083	0 एकड़ 11.5 टिसमील 0 हेक्टर
असली नकदी	असली भावती	तफसील हिसाब लगान भावती

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

मांग बाबत	सातान	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	16.00					16.00
गुजारी (भावती)	4.00					4.00
सेस	8.00					8.00
सुद	8.00					8.00
मुतफरकत	8.00					8.00
मोजान	3.20					3.20
	39.20					39.20

तफसील अदायकारी

अदायकारी बाबत	सातान	बकाया				मोतालवा हाल (2020-2021)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)	16.00					16.00	
गुजारी (भावती)	4.00					4.00	
सेस	8.00					8.00	
सुद	8.00					8.00	
मुतफरकत	8.00					8.00	
मोजान अदायकारी	3.20					3.20	
	39.20					39.20	

(1) मोजान कुत (लफती में) : Thirty Nine Rupces and Twenty Paise

(2) नम देहिन्दा -

(3) कुत बकाया- 39.20

तारीख अमला तहसील कुनिन्दा : 20-10-2020

बास महात का बकाया मालगुजारी पर (सिगाय देते बकाया पर जिन पर कि सर्टिफिकेट जारी हो) सुद नहीं लिप जात है।



11/10/2021

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 3, 2021

पृथी II प्रति

भाग वर्तमान	52	पूर्व संख्या	44										
विकास का नाम	डीडी	अनुसूचित नाम	सुपर	अवधि का नाम	नवरी	हस्ताक्षर का नाम	ह-24-009	इससे का नाम	JHARJHOND				
मौज का नाम	सुदाम	भौतिक संख्या	159	तीसरी संख्या		काठ संख्या	228	आर. का प्रकार	रेप्री				
YASHWANT KUMAR, पिता-SHAMBHU S. KUMAR, बन्धी-रेप्री													
खता नंबर	कॉट संख्या	रकबा	परिचालन के लिए प्राधिकार					तयान	सेवा				
139	1083	0 से 4.13 डि 0 हे	नमस्तराज मुकदमा संख्या 1890/2020 - 2021					24	0				
		कुल परिचालन	0 से 4.13 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	सात से	साल तक	सालत बकाया	सातत बाद सात	रीड सेवा बकाया	रीड सेवा प्राप्त सात	क्रिया सेवा बकाया	विस्था सेवा प्राप्त सात	व्यवस्था सेवा बकाया	व्यवस्था सेवा प्राप्त सात	कृषि सेवा बकाया	कृषि सेवा प्राप्त सात
11-02-2020	0310731565	2020-2021	2020-2021	0	24	0	6	0	12	0	12	0	4.8

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

List Of Case Status Details

यह एक स्वचालित तैयारी है।
यह प्रत्येक केस का प्रारंभिक जानकारी के लिए है।
किसी भी प्रकार की अपूर्णता के लिए स्वयंसेवा अधिकाधिकारी से संपर्क करें।
अधिक जानकारी के लिए पृष्ठ नंबर क्रिकेट करें।

[Handwritten Signature]
11/10/2021





OFFICE OF THE SUB REGISTRAR
Office Name :- SRC - Ranchi Urban3
District Name :- Ranchi
State Name :- Jharkhand

Deed Endorsement

Token No - 20210000109267

Deed Type	Development Agreement
Number of Pages	86
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1290, A1 :- Rs. 450323, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.18012900/- ,Transaction Amount :- Rs.18012900/-
Property Details	District :- Ranchi , Tehsil :- Nagli , Village Name :- Pundag Location :- Other Road, Pundag Word No 36 Property Boundaries :- East: RAM KUMAR SAHU AND OTHERS, West: ROAD, South: RAM BILASH RAI, North: RAM KUMAR SAHU AND OTHERS Khata Number - 139Plot Number - 1083Ward Number - 36Volume Number - 52 45 14 37Page Number - 44 42 296 2Holding Number - 038000401500020 038000402700020 038000564300020 038000706100020 Area Of Land - 24.13 Decimal

Sh./Smt. ABHAY KUMAR s/o/d/o/w/o LATE KISHORE SAHU Alias LAGAN SAHU has presented the document for registration in this office today dated :- 11-Oct-2021 Day :- Monday Time :- 18:01:27 PM



ABHAY KUMAR(Individual)










Party Name	Document Type	Document Number
ABHAY KUMAR	PAN/UID	581216530121





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

honor 9N



REGISTRAR - RANCHI UR

DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	YASHWANT KUMAR Address1 - NEW KISHORE GANJ ROAD NO-5 SUKHDEONAGAR RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Yashwant Kumar Address:- ... New Kishoreganj Road-5, Ranchi G.P.O.,, Ranchi, 834001, Jharkhand, India		EXECUTANTS Age:20			
2	ANU SHREE Address1 - NEW KISHORE GANJ ROAD NO- 5 SUKHDEO NAGAR RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Anushree Address:- Kanchan Bhawan, Opposite Sai Ashray Apartment, Shivpuri Nagar, Argora Kathal More Road, Pundag, Pundag, Ranchi, 834004, Jharkhand, India		EXECUTANTS Age:25			
3	ABHAY KUMAR Address1 - NEW KISHORE GANJ ROAD NO-5 SUKHDEO NAGAR RANCHI, Address2 - ... Jharkhand PAN No.: Permission Case No.-	Yes	Abhay Kumar Address:-, Near Shiv Mahabir Mandir,, Kishor Ganj Road NO-5,, Ranchi G.P.O.,, Ranchi, 834001, Jharkhand, India		EXECUTANTS Age:50			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	SHAMBHU S KUMAR Address1 - NEW KISHORE GANJ ROAD NO-5 SHUKHDEO NAGAR RANCHI. Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Shambhu S Kumar Address:- Makan NO-134, Near Shiv Mahavir Temple, Kishorganj Road-NO-5, Ranchi G.P.O., Ranchi, 834001, Jharkhand, India		EXECUTANT'S Age:52			<i>Shambhu S. Kumar</i>
5	MANSAROVAR NIRMAN PVT LTD THROUGH DIRECTOR MANGAL PRATAP SINGH Address1 - BENDI TAND MAIN ROAD 411 CHAS BOKARO. Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Mangal Pratap Singh Address:- House No-224/A, Main Road Chas, Bendi Tand, Chas, Bokaro, 827013, Jharkhand, India		CLAIMANT Age:45			<i>Mangal Pratap Singh</i>

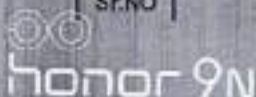
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRAVEEN KUMAR S/o-D/o JAGDISH DAS Address1 - K M ROAD NO-46 NAYA TOLI, RANCHI; Address2 - , , , Jharkhand PAN No.:			<i>Praveen</i>


Witness:

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

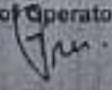
Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------



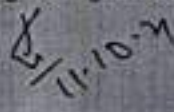
MANSAROVAR NIRMAN PVT LTD
MD
 DIRECTOR

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRAVEEN KUMAR Address1 - NAYA TOLI RANCHI. Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

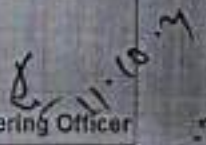


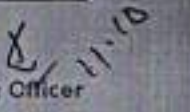
Above signature & thumb Impression are affixed in my presence.

Above mentioned (ADHAY KUMAR , SHAMBHU S KUMAR , ANU SHREE , YASHWANT KUMAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (PRAVEEN KUMAR) Son/Daughter/Wife of (JAGDISH DAS) resident of (K M ROAD NO- 46 NAYA TOLI , RANCHI) and by occupation (Business).



Signature of Registering Officer





Date:- 11-Oct-2021

Seal and Signature of Registering Officer





Document Registration Summary 1

Date :- 11-Oct-2021

- Government/Market Value: ₹18012900.22/-
- Transaction Amount: ₹18012900/-
- Paid Stamp Duty: ₹100/-

Receipt : 546694
 Receipt Date : 11-10-2021
 Presenter Name :-

On Date 11-10-2021 Presented at SRO - Ranchi Urban3
 Signature of Presenter

PR ₹1
 SP ₹1290
 LL ₹6
 A1 ₹450323
 Stamp Duty ₹100

SRO - Ranchi Urban3

Total ₹451720

Payment Head	Amount To be paid	Paid Amount	Balance Amount	Payment Mode	Payee Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MansarovarNirmanPvt.Ltd.ThroughDirectorMangalPratapSingh	+ GRN Number: 2107931331 + DEPT Transaction Id: 4561e6b4539e5c9e15b8 + Transaction Type:	100
FR	1	1	0	GRAS	MansarovarNirmanPvt.Ltd.ThroughDirectorMangalPratapSingh	+ GRN Number: 2107931330 + DEPT Transaction Id: f2be667e10ff4f00a49 + Transaction Type:	1
SP	1290	1290	0	GRAS	MansarovarNirmanPvt.Ltd.ThroughDirectorMangalPratapSingh	+ GRN Number: 2107931399 + DEPT Transaction Id: f2be667e10ff4f00a49 + Transaction Type:	1290
A1	450323	450323	0	GRAS	MansarovarNirmanPvt.Ltd.ThroughDirectorMangalPratapSingh	+ GRN Number: 2107931399 + DEPT Transaction Id: f2be667e10ff4f00a49 + Transaction Type:	450323
LL	3	6	-3	GRAS	MansarovarNirmanPvt.Ltd.ThroughDirectorMangalPratapSingh	+ GRN Number: 2107931399 + DEPT Transaction Id: f2be667e10ff4f00a49 + Transaction Type:	6
Sub Total	451621	451720	-99				

Article : Development Agreement Number of Pages : 86

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



Pre Registration Docket

Date :- 11-10-2021 01:13 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 20210000109287

Appointment :- 11-Oct-2021 Time:- 14:20

Article	Development Agreement
Pre Registration Date	09-Oct-2021
No. Of Pages	43
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 4,51,617.

Property Id: 605950

Valuation No. : 814657 / 2021 :- 2021-2022	User Id : 38308	Date : 11-October-2021 13:44:PM
State : Jharkhand	District : Ranchi	Tahsil : Nagri
Land Type : Urban	Corporation : Ranchi Municipal Corporation Pundag	Village/City : Pundag
Pundag Word No 36 - Other Road		
Khata Number - 139		
Plot Number - 1083		
Ward Number - 36		
Volume Number - 52.46.14.37		
Page Number - 44.42.296.2		
Holding Number - 0380004015000Z0 0380004027000Z0 0380005643000Z0 0380007061000Z0		

Valuation Rule : Commercial land

Property Details

1	Land area	24.13 Decimal
---	-----------	---------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 24.13 x 746494=18012900.22	₹1,80,12,900/-
A	Total		₹1,80,12,900/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹1,80,12,900/-
---------------------	----------------

Total Amount in Words : One Crore Eighty Lakhs Twelve Thousands Nine Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: RAM KUMAR SAHU AND OTHERS, West: ROAD, South: RAM BILASH RAI, North: RAM KUMAR SAHU AND OTHERS
Area	Land area : 24.13 Decimal
Other Description of the Property	Pin Code - 834004, Building Name - SHAMBHU ENCLAVE
Government/Market Value	18012900.22
Transaction Amount	18012900

CLAIMANT	-Ms. MANSAROVAR NIRMAN PVT LTD THROUGH DIRECTOR MANGAL PRATAP SINGH, Address - BENDI TAND MAIN ROAD-411 CHAS BOKARO- Father/Husband Name Lt SRI RAM MURAT SINGH , PAN No.- Permission Case No.- Aadhaar No. *****5406
EXECUTANTS	-Mr. ABHAY KUMAR, Address - NEW KISHORE GANJ ROAD NO-5 SUKHDEO NAGAR RANCHI- ,Father/Husband Name LATE KISHORE SAHU Alias LAGAN SAHU , PAN No.- ,Permission Case No.- , Aadhaar No. *****0121
	-Mr. SHAMBHU S KUMAR, Address - NEW KISHORE GANJ ROAD NO-5 SHUKHDEO NAGAR RANCHI- ,Father/Husband Name LATE KISHORE SAHU Alias LAGAN SAHU , PAN No.- ,Permission Case No.- , Aadhaar No. *****0699
	-Mr. ANU SHREE, Address - NEW KISHORE GANJ ROAD NO- 5 SUKHDEO NAGAR RANCHI- ,Father/Husband Name BIJAY CHANDRA , PAN No.- ,Permission Case No.- , Aadhaar No. *****6980
	-Mr. YASHWANT KUMAR, Address - NEW KISHORE GANJ ROAD NO-5 SUKHDEONAGAR RANCHI- ,Father/Husband Name SHAMBHU S KUMAR , PAN No.- ,Permission Case No.- , Aadhaar No. *****2849

Witness Information	Mr. PRAVEEN KUMAR, Address - NAYA TOLI RANCHI- Father/Husband Name-JAGOISH DAS
---------------------	---

Identifier Details	Mr. PRAVEEN KUMAR, Address - K M ROAD NO-46 NAYA TOLI , RANCHI- ,Father/Husband Name-JAGDISH DAS
--------------------	---

Fee Rule:Development Agreement			
1	Stamp Duty		4

1	SP		1,290
Total			1,290

Fee Rule:Development Agreement			
1	A1		4,50,323
2	LL		3

3	PR	1
Total		4,50,327

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.

M. Gupta
Adv.
 Deed Writer / Advocate

Mansarovar Prakash S.N.
 Vendee / Claimant

Alokay Kumar
 Vendor / Executant

Shambhu S. Kumar

Johant

Anshu

AS

Token No.: 20210000109287

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **11-Oct-2021** by **ABHAY KUMAR**, S/O, D/O, W/O **LATE KISHORE SAHU** Alias **LAGAN SAHU** resident of NEW KISHORE GANJ ROAD NO-5 SUKHDEO NAGAR RANCHI.

This deed was registered as Document No - **2021/RANU3/2684/BK1/2482** in Book No - **BK1**, Volume No - **311** from Page No - 71 to 156 at, office of SRO - Ranchi Urban3

Date - **11-Oct-2021**

Registering Officer

[Signature]
11-10-21

Sch XIV- F.No. 100v
रसीद मातगुजारी
नाम संकेत। नाम भोजन मय
भाषा को भाषा नम्बर

V

फारद मतली / फारद रैपती Page No. 44
नाम रैपत मय तनिदयत लमाइन्दी Vol No. 52
को संकुनत नम्बर। Receipt No. 0310731953

नकदी / मुद्राण। 228 YASHWANT KUMAR		
खाता संख्या	खेचरा संख्या	रकबा (एकड़ में)
139	1083	0 एकड़ 4.13 दिसमील 0 सेक्टर
अराजी नकदी	अराजी भावती	तकसील हिसाब लगान भावती

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

मांग बाबत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 हा वर्ष	
मात (नकदी)	24.00					24.00
गुजारी (भावती)	6.00					6.00
सेस	12.00					12.00
सूद	12.00					12.00
मुतफरकात	4.80					4.80
मोजान	58.80					58.80

तकसील अदापकारी

अदापकारी बाबत	बकाया				मौतातबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 हा वर्ष		
मात (नकदी)					24.00	
गुजारी (भावती)					6.00	
सेस					12.00	
सूद					12.00	
मुतफरकात					4.80	
मोजान अदापकारी					58.80	

(1) मोजान कुत (तफजी में) : Fifty Eight Rupees and Eighty Paise

(2) नाम देहिन्दा -

(3) कुत बकाया- 58.80

तारीख अमता तहसील कुनिन्दा : 02-11-2020

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रत्येक केवल प्रार्थी की जानकारी के लिए है।

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

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 3, 2021

पृथी 11 प्रति

भाग संदर्भन	40	पृथ संख्या	42													
ब्लॉक का नाम	सीटी	अनुमोदन नाम	सदर	अवधि का नाम	नगरी	इलेक्ट्रॉनिक का नाम	हल्स-09	इलेक्ट्रॉनिक का नाम	JHARKHAND							
प्लॉट का नाम	दुल्हा	इंस्टीट्यूट संख्या	130	प्लॉट संख्या		प्लॉट नंबर	220	प्लॉट का प्रकार	रेपरी							
ANU SHREE, KISHORBIJAY CHANDRA, जति- ठेकी																
प्लॉट नंबर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार				लगन	सी								
133	10203	0 ऐ 3.5 कि 0 हे	नगरीकरण सूचना संख्या 199/2019 - 2020				4	0								
	कुल परिमाण	0 ऐ 3.5 कि 0 हे														
आवक	प्राप्ति पत्र संख्या	आवक से	आवक तक	लागत बकाया	लागत प्राप्त	रोड सेरा बकाया	रोड सेरा प्राप्त	विद्या सेरा बकाया	विद्या सेरा प्राप्त	स्वास्थ्य सेरा बकाया	स्वास्थ्य सेरा प्राप्त	कृषि सेरा बकाया	कृषि सेरा प्राप्त			
07-18-2019	0551144571	2019-2020	2019-2020	0	4	0	1	0	2	0	2	0	0	0.3		
08-19-2020	0639459279	2020-2021	2020-2021	0	4	0	1	0	2	0	2	0	0	0.4		

List Of Mutation Cases on the above transaction in Register-11 Mutation Cases Not Found !!

List Of Case Status Details

PRINT

यह एक स्वयंसेवा जतिन प्रति है।
यह पत्रा संख्या प्रतीक प्रकृति के लिए है।
किसी भी प्रकार की अपील के लिए स्वयंसेवा अप्रतिपत्ति के संदर्भ को ध्यान में रखना चाहिए।
यह पत्रा संख्या प्रतीक के लिए प्रकृति प्रकृति प्रकृति

11/10/2021

Sch XIV- F.No. 130y

रसीद मालगुजारी

नाम सरकल / नाम मौजा मण

धान वॉ धाना नम्बर

V

फरद बतर्की / फरद रेफती
नाम रेयात मय हलिदयत जमावन्दी
वो सकुलत नम्बर।

Page No. 42

Vol. No. 46

Receipt No. 0629456279

नकदी मुदाग 228 ANU SHREE		
खाता संख्या	खेसरा संख्या	रेकबा (एकड़ में)
139	1083	0 एकड़ 3.5 डिसमीत 0 हेक्टर
अराजी नकदी	अराजी भावती	तफसील डिवाय लगान भावती

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

मांग बायत	साताना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
मात (नकदी)	4.00					4.00
गुजारी (भावती)	1.00					1.00
सेस	2.00					2.00
सूद	2.00					2.00
मुताकरकात	0.80					0.80
मौजान	9.80					9.80

तफसील अदायकारी

अदायकारी बायत	बकाया				मौजालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
मात (नकदी)					4.00	
गुजारी (भावती)					1.00	
सेस					2.00	
सूद					2.00	
मुताकरकात					0.80	
मौजान अदायकारी					9.80	

(1) मौजान कुल (तफसील में) : Nine Rupees and Eighty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया - 9.80

तारीख अमला तहसील कुनिन्दा - 19-08-2020

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



11/10/2021

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र 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।

VILLAGE - PUNDAG

THANA - JAGANNATHPUR

THANA NO- 228 DEST - RANOLI

R.S. Plot No- 1083

Sub Plot No 1083/PART

SHOWN IN RED COLOR

AREA

A - 00

0 - 24.13

DIPA TOLL ROAD

PLOT NO
1083
PART

Abhey Kumar

Shankar S. Kumar

~~Shankar~~

Shankar

Shankar Kumar

N

(Signature)