



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7b3adf6b33283ba66d6d

Receipt Date : 08-Apr-2022 10:41:51 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

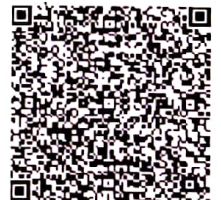
Token Number : 20220000045452

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : RIDHI SIDHI CONSTRUCTION THROUGH
Its PARTNER KASHI NATH JHA (Vendee)

GRN Number : 2210743773



बचत निधि 21 फरवरी 2022 को
केडी एफ 1908 का प्र.रा. के मधीय
भारतीय स्ट.भ. अधिनियम 1899 के अनुसार
। वा। का ह. के मधीय यथावत स्थान
(स्थान शुल्क से किमुब या स्थान शुल्क
वाकेहित नहीं)

विशेष न्यायिक
सदर वे-2, रा.रा.रा.
8-4-2022

8/4/2022
मंजु देवी

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।

प्रमाणित किया जाता है कि इस रसीद के माध्यम से
पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

D. Agreement

U. Com

746494 x 32.05 dec

मि. राजीव कुमार के निवास-
बिहार

यानि उदयपुरी जिला-के

खाना नं. 190 नंबर निवास

A-
प्ल



R.K. BARNWAL
Advocate
Civil Court, Ranchi
Enrol. No. - 504707

R.K. BARNWAL
Advocate
Civil Court, Ranchi
Enrol. No. - 504707

DEVELOPMENT AGREEMENT

This agreement is made and entered, on this 8th day of April, 2022 at Ranchi.

BETWEEN

(1) RAJEEV KUMAR (D.O.B.-25.01.1971, PAN-AICPK8799E, AADHAR No. XXXX XXXX 9136 & Mob. No. 8825022644) S/o Late Lallan Singh, Grand S/o Late Anandi Singh, by caste-General (Not Govern under C.N.T. Act-1908), by occupation Service, resident of T-57, Type-4S, Hudco Place Extri, Andrewsani, South Delhi, presently residing at Shivpuri, Near Pani Tanki, Argora-Kathal More Road, P.S. Jagarnathpur, Dist. Ranchi and (2) SMT. MANJU DEVI (D.O.B.-02.03.1972, PAN-ALNPD2328L, AADHAR No. XXXX XXXX 2290 & Mob. No. 9955971633) W/o Sri Sanjay Kumar Singh, D/o Sri Gupteshwar Singh, Grand D/o Late Nand Kishore Singh, by caste-General (Not Govern under C.N.T. Act-1908), by occupation Service, resident of Sai Ashray Apartment, Shivpuri, Near Pani Tanki, Argora-Kathal More Road, P.S. Jagarnathpur, Dist. Ranchi, State-Jharkhand, Indian Citizen, Indian Citizens (hereinafter called the LAND OWNERS / FIRST PARTIES) of the FIRST PART;

मंजु देवी
08/4/22

Contd.P/2

L
R
M
I
T
8/4/2022

Signature



(2)

AND

M/S RIDHI SIDHI CONSTRUCTION (PAN-AAEFR8032P) a Partnership firm having its office at E/36, Ashok Vihar, P.S.- Argora, Dist. Ranchi represented through one of its Partner **SHRI KASHI NATH JHA (AADHAR No. XXXX XXXX 4185 & Mob. No. 9431186536)** son of Late Shailendra Nath Jha, Grand S/o Late Chintu Jha, by faith Hindu, by caste Brahmin, by occupation Business, R/o E/36 Ashok Vihar, P.S.- Argora, Dist. Ranchi, State Jharkhand, Indian Citizen (hereinafter called the DEVELOPER) of the SECOND PART.

WHEREAS the said Land Owners have already entered in a Development agreement with Developer on 16/01/2021 for construction of Multi storied building as per plan sanctioned by the competent authority Ranchi Regional Development Authority through RRDA/BP/0080/2021, Ranchi over the schedule land and at present the said Development agreement is necessary for registration as per notification by the State of Jharkhand.

AND WHEREAS this Development Agreement is being executed between the Land Owners/First Parties and Developer/Second Party under the provision of Section-5(1) of the Jharkhand Apartment Act (Flat) Ownership Act 2011 and both parties are bound to abide by the terms & conditions mentioned in the said Jharkhand Apartment Act (Flat) Ownership Act 2011.

AND WHEREAS both parties have also agreed that under the provision of Sub Section-2 of Section-5 of the Jharkhand Apartment Act (Flat/s) Ownership Act 2011, both parties are free to execute/allot, Allotment Letter/Agreement for sale / execute the register sale deed with respect to Flat/Units of their respective

16/01/2021

8/4/2022

[Signature]

(3)

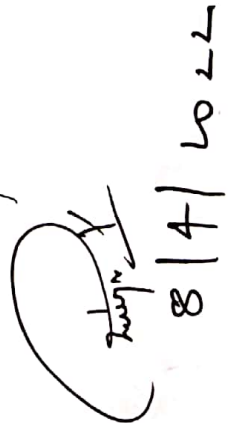
share in favour of prospective purchasers as mention in the schedule-B for Land Owner allocation and schedule-C for Developer allocation of this Development Agreement and they are also free to receive consideration amount of the unit/s/flat/s of their respective shares and no party have any objection in this Agreement.

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 Owners above named and their respective legal heirs, successors, in-interest, executors administrators, legal representatives and other assigns.

LAND PROPERTY- means the land of R.S. Khata No. 190, Plot No. 154 marked as Sub Plot No. 154/Part, Area 16.025 decimal and Sub Plot No. 154/Part, Area 16.025 decimal, Total Area 32.50 decimal situated at Village-Pundag, P.S.-Ranchi, Present P.S.- Jagarnathpur, Thana No.-228, District-Ranchi more fully and particularly described in Schedule-A below.

BUILDING - shall mean the new Multi-storied building namely **SHREE SAI NATH APARTMENT** consisting several units for residential use to be constructed on the land given in schedule- 'A' of this deed by the Developer at their own cost and expenses as per plan duly sanctioned or deemed sanctioned by competent authority of Ranchi Regional Development Authority, Ranchi or any authority of Ranchi.



(4)

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

UNIT / FLAT - shall mean a covered area available for independent use and occupation for residential purpose i.e. entire covered areas as per sanctioned building plan / map by Ranchi Regional Development Authority, 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.

PARKING SPACE - shall mean any place in covered area or open area out of portion of schedule 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, over head tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

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

LAND OWNER'S SHARE - It shall be 55% constructed super built-up area with relevant portion 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 agreed upon the Land Owners and Developer.

DEVELOPER'S SHARE - It shall means 45 % constructed super built-up area in the proposed building together with the

सिद्धि

8/4/2022

महेश

महेश

(5)

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 OWNER'S share more fully described in Schedule "C".

FORCE MAJEURE - shall described 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 R.S. Khata no.- 190, Plot no.- 154, Area - 94 Decimal including other plots situated at Village- Pundag, P.S.-Ranchi, Present P.S.- Jagarnathpur, Thana no.-228, District-Ranchi is Recorded in the name of Sheik Bigan and Sheik Amir Ali both Son of sheik RahmAli as **KAIYAMI**.

AND WHEREAS the said recorded tenant Sheik Bigan died issueless, as such his entire share devolve upon other recorded tenant Sheik Amir Ali who died leaving behind three sons namely Sheik Elahi, Sheik Safruddin and Sheik Abbas and one daughter Asit Khatoon. Asit Khatoon died leaving behind two sons namely Umar Ansari and Sheikh Soukat Ansari and one daughter Kamrun Khatoon, -Sheik Elahi died leaving behind three sons namely Hazi Jawahir Ansari, Zainul Ansari alias Jainu Ansari and Quayum Ansari The said daughter Asir Khatoon was married and she died in her husband house at Vill.-Irba, P.S. - Ormanjhi, Dist. -Ranchi and her husband also died. Kamrun Khatoon is married and living with her husband house at Vill. - Kanke, P.S-Kanke, Dist-Ranchi and said sons namely Umar Ansari and Sheik Soukat Ansari are living at Vill. - Irba, P.S. - Ormanjhi, Dist. -Ranchi.

AND WHEREAS by family arrangement made between the legal heirs of the recorded tenant, the land morefully described in scheduled below including other land of the said Khata no.- 190, Plot no.- 154, Area - 94 Decimal of Village - Pundag, P.S.-



Sheik Bigan

8/4/2022

(6)

Ranchi ,Present P.S.- Jagarnathpur, Thana no.- 228, District-Ranchi, allotted to Sheik Elahi and after his death his son Hazi Jawahir Ansari, Zainul Ansari and Quayum Ansari being the legal heirs and successors jointly inherited the entire share of their father and came in peaceful possession over the land of father's share. Thus they became the absolute owner of the said property.

AND WHEREAS the said Hazi Jawahir Ansari, Zainul Ansari and Quayum Ansari jointly sold the land of said Khata No.- 190, Plot no.- 154, marked as sub-plot no-154/A Area-44.85 Decimal situated at Village- Pundag, P.S. - Ranchi, Present P.S.- Jagarnathpur, Thana no.- 228, District-Ranchi to Shree Bijay Kumar Agarwal by virtue of registered Sale deed No.-75, Serial No - 99 dated 12.06.2007 which was Registered at Sub-Registrar Office, Ranchi and entered in Book No-I, Volume No-3, Page No-201 to 230, for the year 2007 and put him in peaceful possession over the said land.

AND WHEREAS the said Zainul Ansari and Quayum Ansari jointly sold the land of said Khata No.- 190, Plot no.- 154, marked as Sub-Plot No. 154/Part, Area-7.10 Decimal situated at Village- Pundag, P.S. - Ranchi, Present P.S.- Jagarnathpur, Thana no.- 228, District-Ranchi to Shree Bijay Kumar Agarwal by virtue of registered Sale deed No.-9650, Serial No. 11042 dated 18.05.2009 which was Registered at Sub-Registrar Office, Ranchi and entered in Book No-I, Volume No-355, Page No-471 to 500 for the year 2009 and put him in peaceful possession over the said land.

AND WHEREAS the after purchase the said land they said Shree Bijay Kumar Agarwal got his name mutated in the office of State of Jharkhand through Nagri Anchal, Ranchi under mutation case No. 1227 R-27/2009-10 and paid revenue rent to the state.



सिद्धि
गो

8/4/2022
रजिस्ट्रार

(7)

AND WHEREAS the said Hazi Jawahir Ansari, Zainul Ansari alias Jainul Ansari and Quayum Ansari jointly sold their share of land of R.S. Khata No.-190, Plot No.-154, marked as Sub-Plot No. 154/Part, Area-32.05 Decimal situated at Village- Pundag, P.S.- Ranchi, Present P.S.- Jagarnathpur, Thana no.- 228, District-Ranchi to Shree Bijay Kumar Agarwal by virtue of registered Sale deed No.-2181 dated 28.10.2016 which was Registered at Sub-Registrar Office, Ranchi and entered in Book No-I, Volume No-245, Page No-1 to 54, for the year 2016 and put him in peaceful possession over the said land.

AND WHEREAS the after purchase the said land they said Shree Bijay Kumar Agarwal got his name mutated in the office of State of Jharkhand through Nagri Anchal, Ranchi under mutation case No. 1901 R-27/2016-17 and paid revenue rent to the state.

AND WHEREAS the said Bijay Kumar Agarwal sold said his purchased land of R.S Khata No.- 190, Plot No.- 154, marked as sub-plot no-154/Part, Area-16.025 Decimal, situated at Village-Pundag. P.S. - Ranchi. Present P.S.- Jagarnathpur, Thana no.- 228, District- Ranchi to **Shree Rajeev Kumar (Land Owner No. 1)** by virtue of registered Sale deed No. 2109, Serial No. 2285 dated 27.08.2018 which was registered at District Sub-registrar Office, Ranchi and entered in Book No-I, Volume No-198, Page No-**521 to 595** for the year 2018 and put him in peaceful possession thereof.

AND WHEREAS the after purchase the said land they said Rajeev Kumar (Land Owner No. 1) mutated his name in the office of state of Jharkhand through Nagri Anchal, Ranchi under mutation case No. 2770 R-27/2019-20 and paying revenue rent to the state which Jamabandi is recorded in Register-II, Vol. No. **48**, at Page No.68

AND WHEREAS the said Bijay Kumar Agarwal sold said his purchased land of R.S Khata No.-190, Plot No.- 154, marked as sub-plot no-154/Part, Area-16.025 Decimal, situated at Village-

2/5/2018

8/4/2022

[Signature]

(8)

Pundag. P.S. - Ranchi. Present P.S.- Jagarnathpur, Thana no.- 228, District- Ranchi to **Smt. Manju Devi (Land Owner No. 2)** by virtue of registered Sale deed No. 2110, Serial No. 2286 dated 27.08.2018 which was registered at District Sub-registrar Office, Ranchi and entered in Book No-I, Volume No-198, Page No-596 to 668 for the year 2018 and put her in peaceful possession thereof.

AND WHEREAS the after purchase the said land they said Manju Devi (Land Owner No. 2) mutated her name in the office of state of Jharkhand through Nagri Anchal, Ranchi under mutation case No. 1231 R-27/2019-20 and paying revenue rent to the state which Jamabandi is recorded in Register-II, Vol. No. 47. at Page No. 68

AND WHEREAS the Land Owners jointly and severally 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-1 & A-2" property and to deal with the same in the any manner.

AND WHEREAS the said Land Owners interested to develop their purchased land for which they amalgamated and pooled their respective land to each other more fully described in schedule "A-3" below as per plan sanctioned by the competent authority of RRDA through **RRDA/BP/0080/2021** Ranchi which required for the same and to jointly acquire 55% sq ft. super Built-up area for their respective land more fully described in the Schedule-"B" below as consideration in exchange for full and final value of the land. It is also made clear that the plan map will be prepared with mutual consent of the parties hereto and for



8/5/21

8/4/22

(9)

construction of the said proposed building the land owners shall co-operate in all respect to the developer.

AND WHEREAS the aforesaid Developer offered to construct at their own cost a Multi Storied residential buildings over the Schedule - A land as per plan map sanctioned by competent authority of RRDA through **RRDA/BP/0080/2021** Ranchi and give the LAND OWNER'S share **55%**. out of the total super built up area as mentioned above and also more fully described in schedule-"B" below as agreed for the value of the said land and to sale the remaining super built up area **45%** of the said proposed Building with undivided share of land to the prospective purchaser, (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 06 months grace period and by such period lost by any force Majeure etc. occurs then for the same the Land Owners hereby agreed that the period hereinabove may be extended so lost. However the period stipulated here in above may be extended mutually for such period as the parties may deem fit and proper.

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 :-

1. That pursuant the above mentioned consideration the Developer will develop and construct the Multi-storied residential buildings over the Schedule-A-3 land after demolishing of existing building as per the plan prepared by the Developer and approved by the Ranchi Municipal Corporation Ranchi or any authority of Ranchi and as per laws applicable in relation to construction of buildings at

(10)

their own risk and costs. That the Building will be constructed within 36 months from the date of sanction of plan map from the RRDA through **RRDA/BP/0080/2021** Ranchi with 06 months grace period and extended by such period lost by any force Majeure and Land Owners also agreed for the same However the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that at the time execution of this agreement the Land Owners shall give peaceful possession with of schedule - A property to the Developer and thereafter Developer shall proceed for development of the said land. The roof right of the said proposed building will be the same ratio as mentioned above.

2. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied residential building over the schedule - A land and after construction to leave aside, allocate and make ready for the LAND OWNER'S 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 in their sole discretion. The DEVELOPER share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid LAND OWNER'S share of the total 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. 55% Owner's share and 45% Developer share).

8/4/2022

8/4/2022

8/4/2022

(11)

3. That the Developer shall have right to demolish the existing building of land Owners for develop of the said land by constructing multi-storied building and the right of entire material (wooden, Iron materials, brick etc. of the existing building) will be the right of Developers and all expenditure for demolishing of the existing building will be borne by the Developer.
4. That the Land Owners do hereby put the developer in actual physical possession and handed over all relevant documents relating to the property described in schedule "A-3" 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.
5. The Developer shall have full right to deal with the rest of the super built-up area 45% other than the LAND OWNERS' shares along with proportionate undivided share in land and appropriate the entire sale proceeds against their costs of construction and profits of the said project for which the Land Owners shall be bound to sign conveyance in favour of the purchasers/nominees of the Developer personally and the Developer shall sign as Vendor and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building / unit with and according to terms and conditions of this agreement.
6. 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

10/5/2022

8/4/2022

(12)

with and according to terms and conditions of this agreement.

7. 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 vakalatnamas, 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 Developer. The Developer shall take all measure at his 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 residential unit tenements in the aforesaid Building/

APR 8

8/4/2022

(13)

Buildings to purchasers except of the LAND OWNERS' area as described in Schedule "B" and be entitled to the consideration thereof.

- E. To mortgage the said property or any portion thereof except the portion allotted to the Land Owners as described in schedule "B" with and/or financial institutions to obtain loan for purchase of residential unit 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 purchasers of the proposed building deep tube-well over head 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 provided ancillary electric connection and Generator and supply for the benefit of the Land Owners and prospective Purchaser of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Developer and the Land Owners will enjoy all relevant facilities and for installation of generator and other electric equipment, the actual cost incurred during installation will be borne by the Land Owners and Developer as per their respective share.
8. 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

Handwritten signature/initials.

Handwritten signature/initials.

8/4/2022

Handwritten signature/initials.

(14)

over the schedule "A-3" 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.

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

- A. That the property is free hold and the Land Owners have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule – A-3 property in this circumstances the Land Owners shall execute further agreement with the Developer for proper confirming of title of the Land Owners. If any litigation whatsoever shall be found by the Developer in future in that event the same shall be liability of the Land Owners.
- 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 Owners have not entered in to any agreement in respect of Schedule – A-3 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

8/4/2022

8/4/2022

(15)

any other Government or other, local bodies or affecting the said property or any part thereof.

- 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 and all above are also verified and satisfied by the Developer.
10. That in consideration for the conveyance of the properties described in schedule "A-3" 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



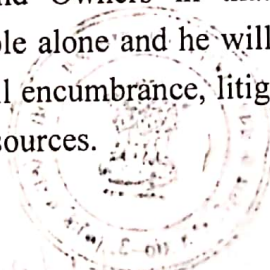



8/4/2022

(16)

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 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 as per Schedule- "B", the LAND OWNERS will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with residential unit in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or their nominee/nominees.

11. In due course of search by the Developer if found the Schedule- A-3 property is encumbered or any defect of the title of the Land Owners in that circumstances Land Owners will liable alone and he will get the Schedule A-3 land free from all encumbrance, litigation whatsoever from on expense and sources.



Signature

Handwritten signature in the right margin.

Handwritten signature and date 8/4/2022 in the bottom right corner.

12. 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.

13. BREACH OF DEVELOPMENT AGREEMENT :

In the event of breach of this Development Agreement, 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.

14. That the LAND OWNERS agrees that if any current and recurring levy or service charges, service taxes are imposed by the C.O., R.R.D.A. or any other public body/bodies or any competent authority for the development/betterment of the area in which the premises is located or any other levy becomes applicable on the said land/building thereon, then the same shall be borne and paid by the LAND OWNERS and his PURCHASER and DEVELOPER and their PURCHASER of the Unit jointly in the same proportion as their respective shares of built-up area in the proposed building. That the Landowners or their purchaser/s shall also pay GST and other taxes of their share of flats to the Developer as per prevailing rate fixed by the Govt.

8/4/2022

8/4/2022

(18)

15. 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-1

All that piece and parcel of R.S. Khata No. 190, Plot No. 154 marked as Sub Plot No. 154/Part, Area 16.025 decimal situated at Village-Pundag, P.S.-Ranchi, Present P.S.- Jagarnathpur, Thana No.-228, District-Ranchi, State- Jharkhand having permanent heritable and transferable Chapperbandi right.

SCHEDULE – A-2

All that piece and parcel of R.S. Khata No. 190, Plot No. 154 marked as Sub Plot No. 154/Part, Area 16.025 decimal situated at Village-Pundag, P.S.-Ranchi, Present P.S.- Jagarnathpur, Thana No.-228, District-Ranchi, State-Jharkhand having permanent heritable and transferable Chapperbandi right. Word No 36

SCHEDULE – A-3

All that piece and parcel of R.S. Khata No. 190, Plot No. 154 marked as Sub Plot No. 154/Part, Area 16.025 decimal and Sub Plot No. 154/Part, Area 16.025 decimal, Total Area 32.05 decimal situated at Village-Pundag, P.S.-Ranchi, Present P.S.- Jagarnathpur, Thana No.-228, District-Ranchi, State-Jharkhand having permanent heritable and transferable Chapperbandi right which is butted and bounded as follows :-

North : Plot No. 154/Part

South : Plot No. 154/Part

East : R.S. Plot No. 155

West : Village Road

SCHEDULE- "B"

That in lieu of the land provided by the Land Owners to the Developer for constructing the Multi-storied Building namely

(19)

"SHREE SAI NATH APARTMENT" the Developer shall give 55% Super Built-up area to the Land Owners for their respective land with undivided share of land and all common facilities and amenities of the proposed building.

LAND OWNER NO. 1 SHRI RAJIV KUMAR				
<u>Sl. No.</u>	<u>Flat No.</u>	<u>Floor</u>	<u>Super built-up Area</u>	<u>With Car Parking Space in Basement/Ground Floor</u>
1.	201	2 nd	1570sq. ft.	01
2.	203	2 nd	1660 sq. ft.	01
3.	402	4 th	1535 sq. ft.	01
4.	404	4 th	1750 sq. ft.	01
5.	503	5 th	1660 sq. ft.	01
6.	601	6 th	1570 sq. ft.	01
7.	603	6 th	1660 sq. ft.	01

Total Area – 11,405 sq.ft.

LAND OWNER NO. 2 SMT. MANJU DEVI				
<u>Sl. No.</u>	<u>Flat No.</u>	<u>Floor</u>	<u>Super built-up Area</u>	<u>With Car Parking Space in Basement/Ground Floor</u>
1.	202	2 nd	1535 sq. ft.	01
2.	204	2 nd	1750 sq. ft.	01
3.	401	4 th	1570 sq. ft.	01
4.	403	4 th	1660 sq. ft.	01
5.	602	6 th	1535 sq. ft.	01
6.	604	6 th	1750 sq. ft.	01

Total Area – 9,800 sq.ft.

The Landowners shall get total area 21,205 sq.ft. & 294.5 sq.ft. Less area.

SCHEDULE- "C"
DEVELOPER'S SHARE

The Developer shall be in the remaining portion 45% of the proposed multi-storied residential building namely "**SHREE SAI NATH APARTMENT**" with undivided share of land and all common facilities and amenities of the proposed building after allotment of the owner's share as mentioned in schedule "B" above.

<u>DEVELOPER SHARE'S FLATS</u>				
<u>Sl. No.</u>	<u>Flat No.</u>	<u>Floor</u>	<u>Super built-up Area</u>	<u>With Car Parking Space in Basement/Ground Floor</u>
1.	101	1 st	1570 sq. ft.	01
2.	102	1 st	1535 sq. ft.	01
3.	103	1 st	1660 sq. ft.	01
4.	104	1 st	1750 sq. ft.	01
5.	301	3 rd	1570 sq. ft.	01
6.	302	3 rd	1535 sq. ft.	01
7.	303	3 rd	1660 sq. ft.	01
8.	304	3 rd	1750 sq. ft.	01
9.	501	5 th	1570 sq. ft.	01
10.	502	5 th	1535 sq. ft.	01
11.	504	5 th	1750 sq. ft.	01

Total Area – 17,885 sq.ft.

The Developer shall get total 11 flats with 294.5 sq.ft. extra area.

VALUE OF LAND (FOR THE PURPOSE OF REGISTRATION)

[Handwritten signature]

[Handwritten notes and signature]
10/5/22
8/11/2022

(21)

LAND AREA 32.50 DECIMALS @ RS. 7,46,500/- PER
DECIMAL TOTAL VALUE OF PROPERTY WORTH RS.
2,39,26,000/-

SCHEDULE- "D"

Specification for the building is already mentioned in
previous development agreement dated 16.01.2021

That the Landowner or their purchaser/s shall also pay GST
and other taxes of her share of flats to the Developer as per
prevailing rate fixed by the Govt.

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 :

LAND OWNERS

1. Saymon Sui
S/o Birsal Sui
Safarwan, Ranchi
Ranchi
8/11/2022

2. Anant Das
S/o Anant Das
lalpur Ranchi

1. Shree Rajiv Kumar
8/11/2022

2. Smt. Manju Devi
8/11/2022

(22)

*Finger Impression of left Hand, Photograph & Signature of the
DEVELOPER*



R.K. BARNWAL
Advocate
Civil Court, Ranchi
Enrol.No.- 504/07

8/4/2022

8/4/2022

				
<i>Little</i>	<i>Ring</i>	<i>Middle</i>	<i>Index</i>	<i>Thumb</i>

8/4/2022

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence *R.K. Barnwal Adv*

Typed and Composed by
August 01
(Krishna Computers)

Drafted by
R.K. Barnwal Adv
8/4/2022

R.K. BARNWAL
Advocate
Civil Court, Ranchi
Enrol.No.- 504/07

Ranchi Regional Development Authority (RRDA)

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMISSION

APPENDIX – 'E' /Bye Laws Clause No. 7.1

From,

The Vice Chairman
Ranchi Regional Development Authority (RRDA)

To,

Ridhi Sidhi Construction through Partner K.N. Jha
G-5, Sai Apartment, Kutchery Road, Ranchi , 834001

Re:sanction of your building plan case no. **RRDA/BP/0080/2021** dated **16/3/2021** for grant of license on Dated **6/4/2022** for the **Building Development Permission** in Khata No.: **190** on RS Plot no.: **154** Situated in Colony/Street: Mohalla/Bazar/Road: .

Sir,

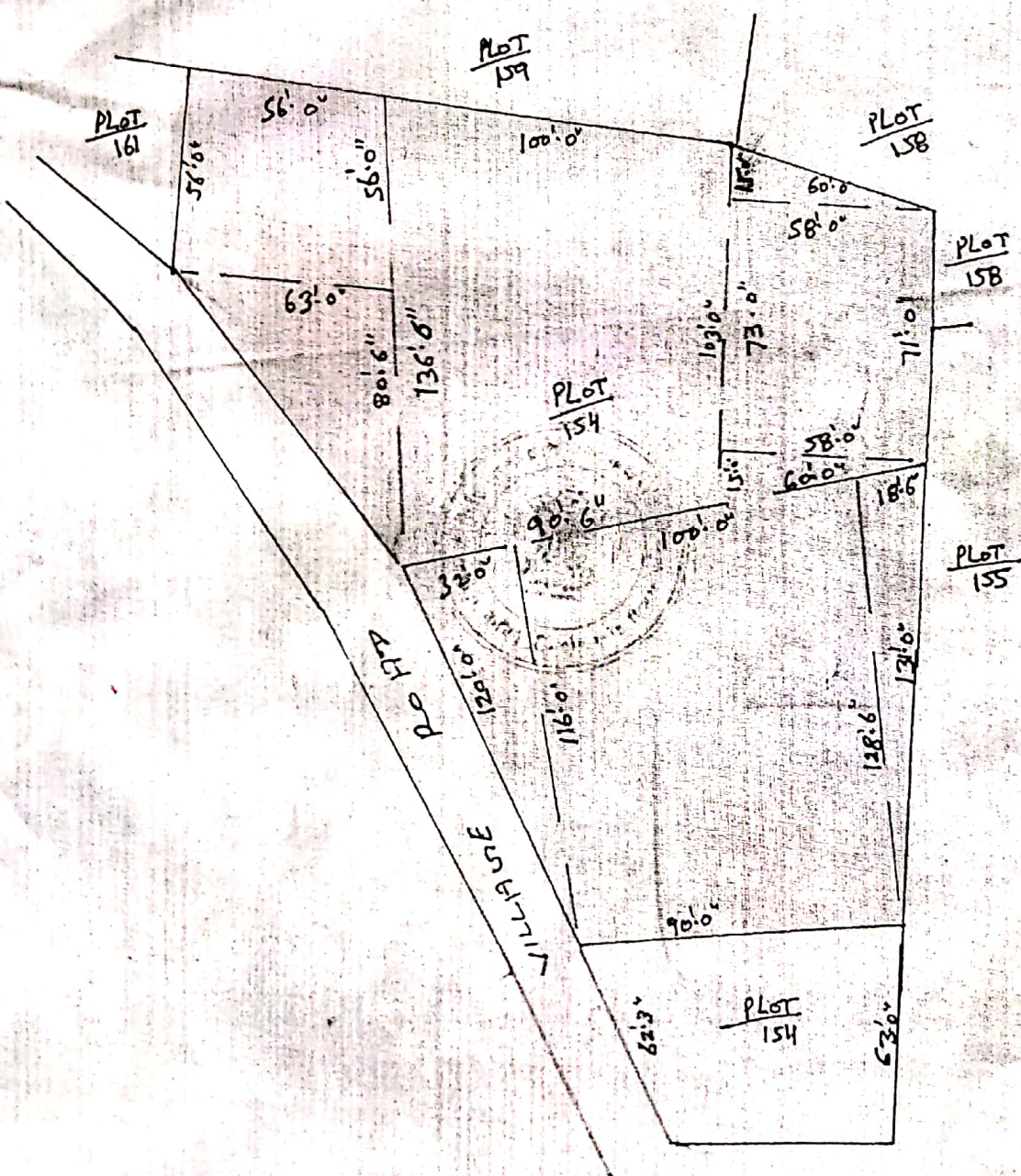
This is to inform you that your proposal for building plan has been sanctioned by Vice Chairman **Ranchi Regional Development Authority (RRDA)**, under clause no.37 of Jharkhand Regional Development Authority 2001[Adopted] with following conditions :

1. You have to pay the balance fee of **RS.113026/-**
2. You have to furnish & Deposit a Gift Deed of **155.18** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.208335/-** labour cess @ 1% of the project cost.



**Ranchi Regional Development
Authority (RRDA)**

VILLAGE - PUNDAN.
 THANA - SAMBATH PUR.
 THANA NO - 228, DIST - RANCHI
 KHATA NO - 190, PLOT NO - 154
 AREA - 84.00 DEC.
 AREA SHOWN IN RED WASH



Amru
 [Signature]

Pundit

नाममौजा पुन्हाग मीट नम्बर १६

नाम चाना गोची

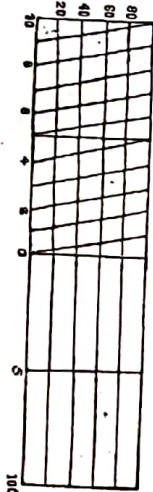
पाना नम्बर १६

जिला पंचायी

स्केल एक माइल बरोबर १६ इन्च
सन् १९३२ - ३३ इस्वी



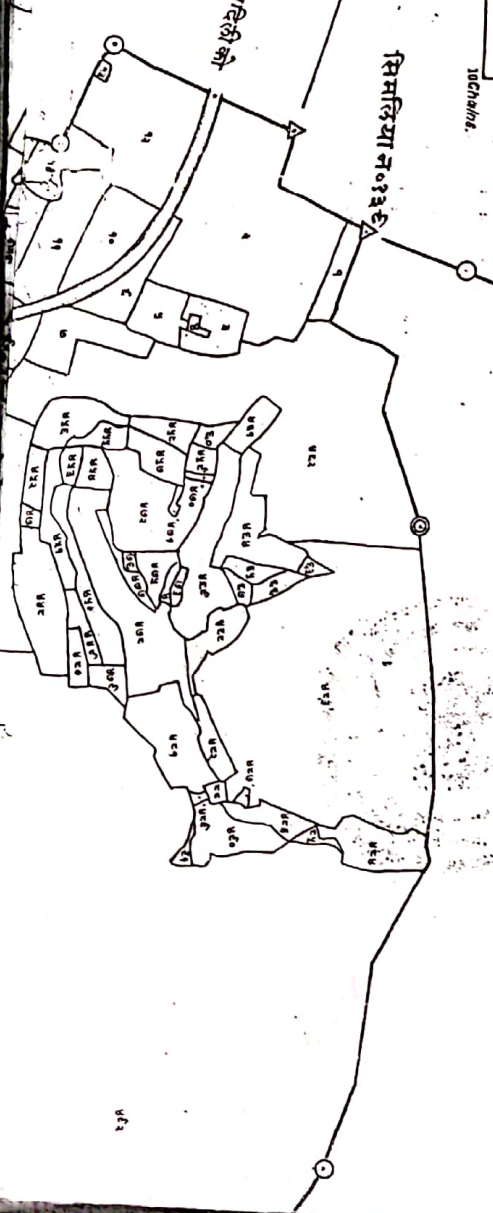
Scale 1/6 inches = 1 Mile.



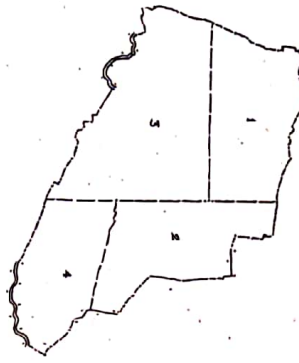
1000 ft.

सिमांशिया नं० १३६

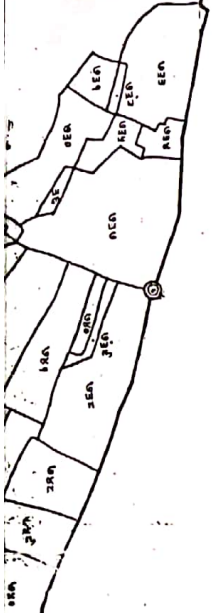
दकादिली को



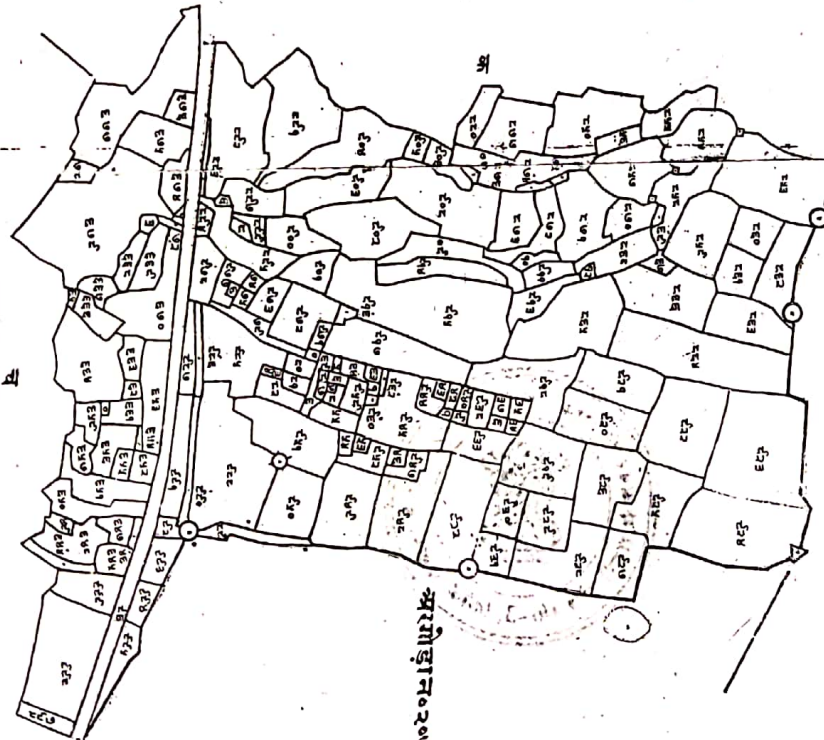
Index to sheets:



वजरा नं० १४०



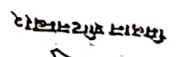
देवा सीट नम्बर २५१।



वजरा नं० १४०

अरणीडानं २०७

कोवा (रैकी) से



Superintendent of Survey.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता				
बड़ालाल कन्दर्प नाथ शाहदेव				शेख वीगन, शेख अमीर अली, पेशरान-शेख रहमानी 2 रुपया 15 अन्ना, जाति-जोलहा, निवासी-पुन्दाग				
जिला का नाम राँची		अंचल का नाम नगड़ी		हलका का नाम हल्का-09		मौजा का नाम पुन्दाग		खाता का रैयती प्रकार
खेवट नम्बर 2		खाता नम्बर 190		थाना का नाम राँची		थाना नम्बर 228		
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान	खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10) आ (11) पै (12)	(13)
190	154	मंगरा मुंडा लुनुआ मुंडा	टाइ दो 1	0 (एकड़) 94 (डिसमील) 0 (हेक्टर)	-----	-----	2 15 6	कायमी
खाता में कुल प्लोट संख्या 0				खाता का कुल मिजान 0 (एकड़) 94 (डिसमील) 0 (हेक्टर)		खाता का कुल 2 15 6		

4/7/2022 6:03:45 PM

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

ऑनलाइन जाँचा

08/04/2022



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

April 7, 2022

भाग वर्तमान	48	पृष्ठ संख्या	68										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	पुन्दाग	होलिंग संख्या	190	तौजी संख्या		धाना नम्बर	228	खाता का प्रकार	रैयती				
RAJEEV KUMAR , पिता-LALLAN SINGH, जाति- —													
खाता नम्बर	प्लोट संख्या	रकबा				परिवर्तन के लिए प्राधिकार					लगान	सेस	
190	154	0 ऐ 16.02 डि 0 हे				नामान्तरण मुकदमा संख्या 2770/2019 - 2020					18	0	
कुल परिमाण		0 ऐ 16.02 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
2020-12-16 16:10:48	0723654590	2019-2020	2020-2021	18	18	4.5	4.5	9	9	9	9	3.6	3.6
07-07-2021	0960294319	2021-2022	2021-2022	0	18	0	4.5	0	9	0	9	0	3.6

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

ऑनलाइन जमा
08/04/2022

नक्शा देखें



BACK





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

April 7, 2022

पंजी II प्रति

भाग वर्तमान		47		पृष्ठ संख्या		68							
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	नगड़ी	हलका का नाम	हल्का-09	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	पुन्दाग	होलिंग संख्या	190	तौजी संख्या		थाना नम्बर	228	खाता का प्रकार	रैयती				
MANJU DEVI , पति-SANJAY KUMAR SINGH, जाति-राजपुत													
खाता नम्बर		प्लोट संख्या		रकबा			परिवर्तन के लिए प्राधिकार			लगान	सेस		
190		154		0 ऐ 16.025 डि 0 हे			नामान्तरण मुकदमा संख्या 1231/2019 - 2020			16	0		
		कुल परिमाण		0 ऐ 16.025 डि 0 हे									
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
12-16-2020	0850793948	2019-2020	2020-2021	16	16	4	4	8	8	8	8	3.2	3.2
07-07-2021	0589543434	2021-2022	2021-2022	0	16	0	4	0	8	0	8	0	3.2

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

ऑनलाइन जाँचा

08/04/2022

नक्शा देखें



BACK

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

V

फरद मलकी / फरद रैयती Page No. : 68
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 47
वो सकुनत नम्बर। Receipt No. : 0589543434

नगड़ी । पुन्दाग । 228 । MANJU DEVI		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
190	154	0 एकड़ 16.025 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	16.00					16.00
गुजारी (भावली)	4.00					4.00
सेस	8.00					8.00
सूद	8.00					8.00
मुतफरकात	3.20					3.20
मीजान	39.20					39.20

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					16.00	
गुजारी (भावली)					4.00	
सेस					8.00	
सूद					8.00	
मुतफरकात					3.20	
मीजान अदायकारी					39.20	

(१) मीजान कुल (लफजों में) : Thirty Nine Rupees and Twenty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 39.20

तारीख अमला तहसील कुनिन्दा : 07-07-2021

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



ऑनलाइन जाँचा

08/04/2022

यह एक कम्प्यूटर 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।

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 68
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 48
 वो सकुनत नम्बर। Receipt No. : 0960294319

नगड़ी । पुन्दाग । 228 । RAJEEV KUMAR

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
190	154	0 एकड़ 16.02 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	18.00					18.00
गुजारी (भावली)	4.50					4.50
सेस	9.00					9.00
सूद	9.00					9.00
मुतफरकात	3.60					3.60
मीजान	44.10					44.10

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)					18.00	
गुजारी (भावली)					4.50	
सेस					9.00	
सूद					9.00	
मुतफरकात					3.60	
मीजान अदायकारी					44.10	

(१) मीजान कुल (लफ्जों में) : Fourty Four Rupees and Ten Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 44.10

तारीख अमला तहसील कुनिन्दा : 07-07-2021

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



ऑनलाइन जमा

08/04/2022

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।

**Document Registration Summary 1**

Date : 08-Apr-2022

- Government/Market Value: ₹23925200/-
- Transaction Amount: ₹23926000 -/-
- Paid Stamp Duty: ₹100 -/-

On Date 08-04-2022 Presented at SRO - Ranchi Urban3
Signature of Presenter

SRO - Ranchi Urban3

Receipt : 634156

Receipt Date : 08-04-2022

Presenter Name: -

PR ₹1
SP ₹1320
LL ₹3
A1 ₹598150
Stamp Duty ₹100

Total ₹599574

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	RidhiSidhiConstructionThroughltsPartnerKashiNathJha	• GRN Number : 2210743773 • DEPT Transaction Id : 7b3adf6b33283ba66d6d • Transaction Type :	100
PR	1	1	0	GRAS	RidhiSidhiConstructionThroughltsPartnerKashiNathJha	• GRN Number : 2210747747 • DEPT Transaction Id : c365e2b4afe5c3a456fc • Transaction Type :	1
SP	1320	1320	0	GRAS	RidhiSidhiConstructionThroughltsPartnerKashiNathJha	• GRN Number : 2210747747 • DEPT Transaction Id : c365e2b4afe5c3a456fc • Transaction Type :	1320
A1	598150	598150	0	GRAS	RidhiSidhiConstructionThroughltsPartnerKashiNathJha	• GRN Number : 2210747747 • DEPT Transaction Id : c365e2b4afe5c3a456fc • Transaction Type :	598150
LL	3	3	0	GRAS	RidhiSidhiConstructionThroughltsPartnerKashiNathJha	• GRN Number : 2210747747 • DEPT Transaction Id : c365e2b4afe5c3a456fc • Transaction Type :	3
Sub Total	599478	599574	-96				

Article : Development Agreement Number of Pages : 88

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000045452

Deed Type	Development Agreement
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 1320, A1 :- Rs. 598150, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.23925133/- ,Transaction Amount :- Rs.23926000/-
Property Details	District :- Ranchi , Tehsil :- Nagri , Village Name :- Pundag Location :- Other Road, Pundag Word No 36 Property Boundaries :- East: R S PLOT NO- 155, West: VILLAGE ROAD, South: PLOT NO- 154/PART, North: PLOT NO- 154/PART Ward Number - 36Khata Number - 190Plot Number - 154Volume Number - 47 48Page Number - 68 68 Area Of Land :- 32.05 Decimal

Sh./Smt.RAJEEV KUMAR s/o/d/o/w/o LATE LALLAN SINGH has presented the document for registration in this office

today dated :- 08-Apr-2022 Day :- Friday Time :- 12:48:44 PM



RAJEEV KUMAR(Individual)

Party Name	Document Type	Document Number
RAJEEV KUMAR	PAN/UID	438233019136

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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAJEEV KUMAR Address1 - T-57 TYPE-4S HUDCO PLACE EXTRI ANDREWSGANI SOUT DELHI AT PRESENT- SHIVPURI NEAR PANI TANKI ARGORA KATHAL MORE ROAD JAGARNATHPUR RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	RAJEEV KUMAR Address:- T- 57, , Type- 4S, Hudco Place Extn, Andrewsganj, , South Delhi, 110049, , Delhi, India		EXECUTANTS Age:51			
2	MANJU DEVI Address1 - SAI ASHRAY APARTMENT SHIVPURI PANI TANKI ARGORA KATHAL MOR ROAD JAGARNATPUR RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Manju Devi Address:- 2, , KATHAL MORE, SHIVPURI NAGAR, Pundag, , Ranchi, 834004, , 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
3	RIDHI SIDHI CONSTRUCTION THROUGH Its PARTNER KASHI NATH JHA Address1 - R/O- E/36 ASHOK VIHAR ARGORA RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Kashi Nath Jha Address:- , Opp- Ashok Nagar, Road No. 1, , Ashok Vihar, Doranda H.O. , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:78			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SAYMAN SURIN S/o-D/o BIRSA SURIN Address1 - SAPAROM NAGRI 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	SAYMAN SURIN Address1 - SAPAROM NAGRI RANCHI, Address2 - , , Jharkhand			

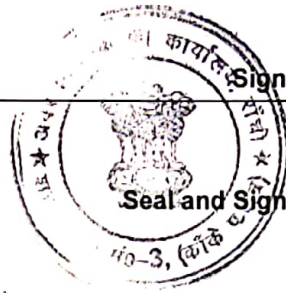
Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (RAJEEV KUMAR , MANJU DEVI), has/have admitted the execution before me. He/ She/ They has / have been identified by (SAYMAN SURIN) Son/Daughter/Wife of (BIRSA SURIN) resident of (SAPAROM NAGRI RANCHI) and by occupation (Business).

Date:- 08-Apr-2022



Signature of Registering Officer

Seal and Signature of Registering Officer



Pre Registration Docket

Date :- 07-04-2022 06:37 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 20220000045452

Appoinment :- 08-Apr-2022 Time:- 11:45

Article	Development Agreement
Pre Registration Date	07-Apr-2022
No. Of Pages	44
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 5,99,474.

Property Id: 717029

Property Id: 717029			
Valuation No. : 965548 / 2022		: 2022-2023	User Id : 38308
Date : 07-April-2022 18:01:PM			
State : Jharkhand		District : Ranchi	
Land Type : Urban		Tahsil : Nagri	
Corporation : Ranchi Municipal Corporation Pundag		Village/City : Pundag	
Pundag Word No 36 - Other Road			
Ward Number - 36			
Khata Number - 190			
Plot Number - 154			
Volume Number - 47 48			
Page Number - 68 68			

Valuation Rule : Commercial land

Property Details

1	Land area	32.05 Decimal
---	-----------	---------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 32.05 x 746494=23925132.7	₹2,39,25,133/-
A	Total		₹2,39,25,133/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹2,39,25,200/-
---------------------	----------------

Total Amount in Words : Two Crore Thirty Nine Lakhs Twenty Five Thousands Two Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: R S PLOT NO- 155, West: VILLAGE ROAD, South: PLOT NO- 154/PART, North: PLOT NO- 154/PART
Area	Land area : 32.05 Decimal

Other Description of the Property	Pin Code - 834005, Building Name - SHREE SAI NATH APARTMENT
Government/Market Value	23925132.7
Transaction Amount	23926000

CLAIMANT	-Ms. RIDHI SIDHI CONSTRUCTION THROUGH Its PARTNER KASHI NATH JHA, Address - R/O- E/36 ASHOK VIHAR ARGORA RANCHI- ,Father/Husband Name LATE SHAILENDRA NATH JHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****4185
EXECUTANTS	-Mr. RAJEEV KUMAR, Address - T-57 TYPE-4S HUDCO PLACE EXTRI ANDREWSGANI SOUT DELHI AT PRESENT- SHIVPURI NEAR PANI TANKI ARGORA KATHAL MORE ROAD JAGARNATHPUR RANCHI- ,Father/Husband Name LATE LALLAN SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****9136
	-Mrs. MANJU DEVI, Address - SAI ASHRAY APARTMENT SHIVPURI PANI TANKI ARGORA KATHAL MOR ROAD JAGARNATPUR RANCHI- ,Father/Husband Name GUPTESHWAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****2290

Witness Information	Mr. SAYMAN SURIN , Address - SAPAROM NAGRI RANCHI- ,Father/Husband Name-BIRSA SURIN
---------------------	--

Identifier Details	Mr. SAYMAN SURIN , Address - SAPAROM NAGRI RANCHI- ,Father/Husband Name-BIRSA SURIN
--------------------	--

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	1,320
Total		1,320

Fee Rule:Development Agreement		
1	A1	5,98,150
2	LL	3
3	PR	1
Total		5,98,154

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

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

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

मंजु देवी



Token No.: 20220000045452

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **08-Apr-2022** by **RAJEEV KUMAR, S/O, D/O, W/O LATE LALLAN SINGH** resident of T-57 TYPE-4S HUDCO PLACE EXTRA ANDREWSGANI SOUT DELHI AT PRESENT- SHIVPURI NEAR PANI TANKI ARGORA KATHAL MORE ROAD JAGARNATHPUR RANCHI ..

This deed was registered as Document No:- **2022/RANU3/897/BK1/828** in Book No :- **BK1**, Volume No :- 92 from Page No :- 275 to 362 at, office of **SRO - Ranchi Urban3**

Date:- **08-Apr-2022**



Registering Officer