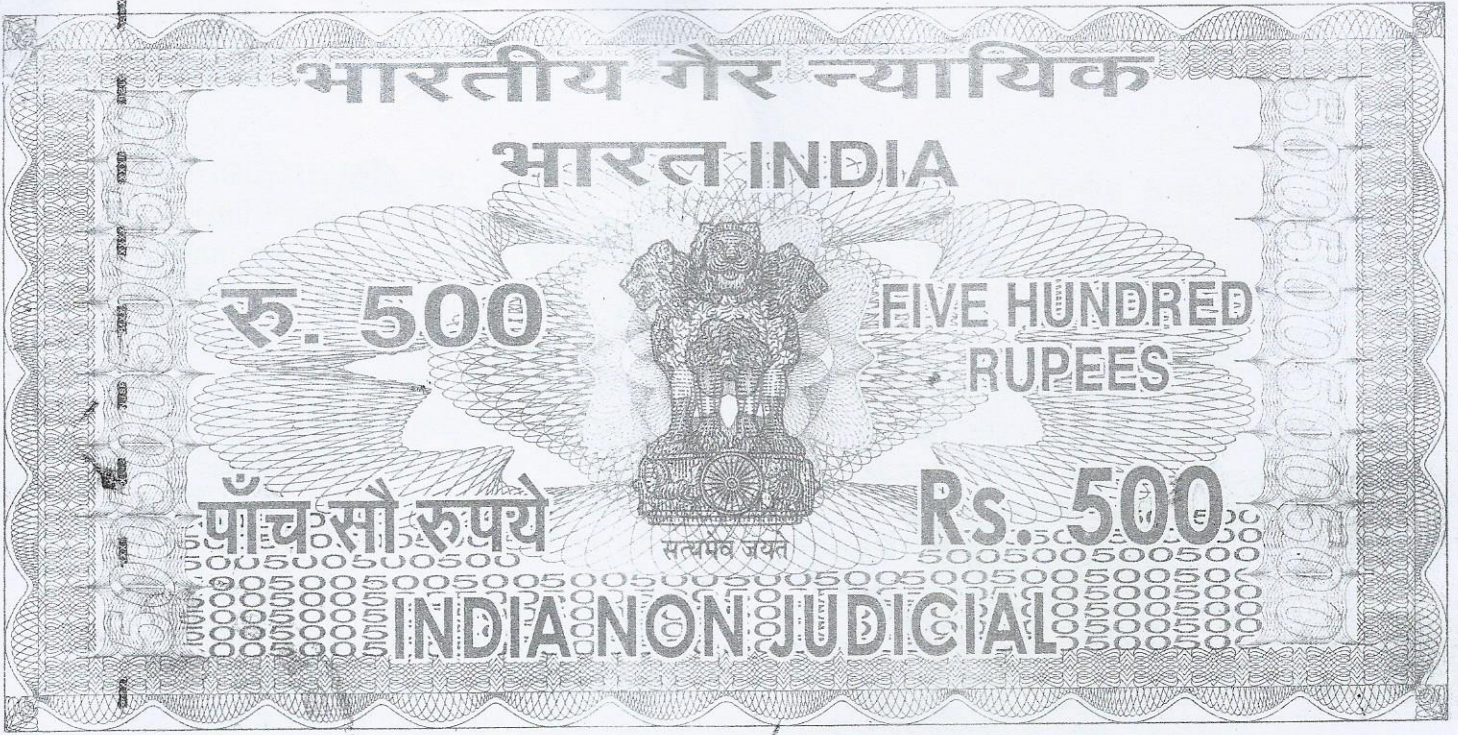


1313

1313

1108

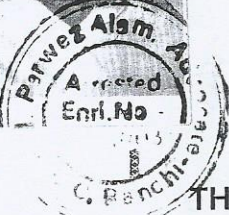


झारखण्ड JHARKHAND

B 357244

महोदय को ज्ञात हो कि मैंने अपने पिता के पास से
 जमीन का 1/4 भाग का अधिकार प्राप्त किया है
 और मैंने इसे अपने नाम पर दर्ज करवाया है
 और मैंने इसे अपने नाम पर देना चाहता हूँ
 9-3-17

(Handwritten signature)



DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made at Ranchi on this the 9-3-17 day of March, 2017 of the Christian Era;

BETWEEN

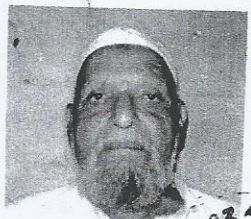
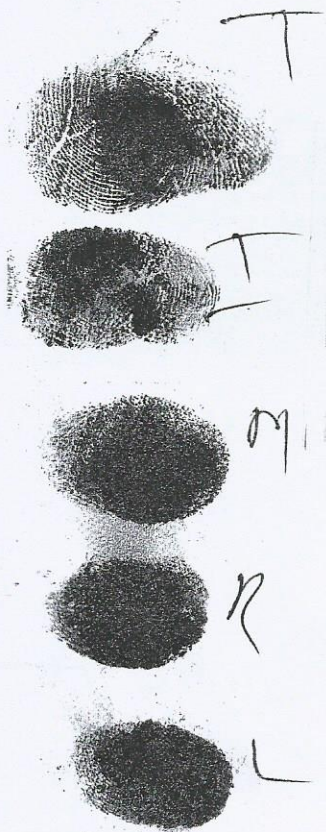
MOHAMMAD QASIM MOHNAVI, (UID No. 2840 1053 4333) son of Late Mohammad Naim Uddin, by faith Muslim, by caste Sheikh, by occupation Retired serviceman, resident of Masjid Lane, Manitola Doranda, P. O & P. S. Doranda, District Ranchi – 834002 (Jharkhand), Indian citizen, hereinafter called the **LAND OWNER** (which terms and expressions unless expressly excluded by or repugnant to the subject or context shall mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

Med. Qasim Mohanavi
 9/3/17



गैर मजसूका प्रतिबंधित सूचि से
 खाता... 177... प्लॉट... 480
 का मिलान किया। दर्ज नहीं पा

98482 03/03/96
98482 03/03/96
98482 03/03/96



[Handwritten signature]

Mr. Qasim Malwan
9/3/17

9.3.17 to do
md qasim malwan
sate md naim uddin
Dosemata Ranchi



[Handwritten signature]

9.3.17

AND

SHINE DEVELOPER, having its office at 28, 2nd Floor, City Centre, Beside Milan Palace, Club Road, Ranchi, P. S. Chutia, District Ranchi, through one of its partner, **MOHAMMAD EHTESHAM UL ISLAM (UID No. 3736 3543 7316)** son of Abul Kalam Azad, by faith Muslim, by caste Iraqui (Muslim Kalal), by occupation Business resident of 33, Dr. Fatehullah Lane, P. S. Lower Bazar, District Ranchi – 834002, (Jharkhand), Indian Citizen, hereinafter called the **DEVELOPER** (which expression unless expressly excluded by or repugnant to or context shall mean and include it's all partners, executors, administrators, legal representatives, successors and assigns) of the of the **OTHER PART**.

WHEREAS Smt. Brajrangana Dassialias Bupasna Dassi wife of Nilkanth Sinha but recorded in Revisional Survey as wife of Shri Bhutnath Sarkar took permanent transferable and heritable chaparbandi settlement of 2 (Two) Acres of land at village Kanke, P. S. No. 156, P. S. Kanke, District Ranchi being portion of Cadestral Survey Plot No. 760. 761 and 869 measuring 1.50 Acres, 0.40 Acre and 0.10 Acre respectively by a registered deed of settlement dated 19/02/1929 which was entered in Book No. 1, Volume No. 12, running from page No. 164 to 166 for the year 1929 of the District Sub Registration Office, Ranchi.

AND WHEREAS in Revisional Survey record of right the aforesaid same land was recorded as R. S. Plot No. 480, under Khata No.177, measuring 2.09 Acre, having Chaparbandi right situated at village Kanke, P. S. No. 156, P. S. Kanke, District Ranchi.

AND WHEREAS the aforesaid recorded raiyat sold the aforesaid land measuring 10 Decimals 144 Square feet through her constituted attorney Anil Kumar Sarkar appointed and constituted vide a registered General Power of Attorney entered in Book No. IV, Volume No. 15, running from page No. 60 to 62, bearing Deed No. 366 for the year 1980 of the District Sub Registration Office, Patna, to the Land Owner/First Party by virtue of a registered deed of sale dated 29/01/1981 which is registered in Book No. 1, Volume No. 22, running from page No. 422 to 429 bearing Deed No. 971 which is morefully detailed and described in the First Schedule herein below.

AND WHEREAS after the aforesaid purchase, the aforesaid LAND OWNER came in peaceful possession of the aforesaid land without any let or hindrance from anybody whomsoever and got his name mutated with

Red. Basim Mehmood
9/3/12

respect to the aforesaid land in the Revenue record of the State of Bihar now Jharkhand through the Circle Office, Kanke Anchal, Ranchi vide Mutation Case No. 55R27/1981-82 and is paying rent regularly to the State vide rent receipt No. 1478093604 which is entered in Volume No. 4, page No. 47 of the Circle Office, Kanke Anchal, Ranchi.

AND WHEREAS the aforesaid LAND OWNER is absolute owner and in peaceful possession of the aforesaid land and he has perfect right, title and interest in and over the same without any let or hindrance from any quarter whomsoever.

AND WHEREAS the LAND OWNER, being interested to develop his aforesaid land of the First schedule by constructing a Residential Multistoried Building thereon, approached the DEVELOPER and after a detailed negotiation held between the LAND OWNER and the DEVELOPER it is mutually agreed by and between the LAND OWNER and the DEVELOPER that a residential multistoried building shall be constructed in the aforesaid land which is morefully detailed and described in the First Schedule herein below.

AND WHEREAS in furtherance of the common intension of both the parties an application for approval/sanctioned of the map/plan for construction of a residential multistoried building in and over the Land of the First Schedule has been filed before R. R. D. A, Ranchi vide **B. C. Case No. 65/2015** wherein and whereby a G + 3storey residential multistoried building is likely to be approved and in the process of final approval of the map/plan and R. R. D. A, Ranchi vide its **letter No. 17 dated 03/01/2017** has made a direction to submit the registered Development Agreement in R. R. D. A, Ranchi, hence this development agreement on the terms and conditions hereinafter contained.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- A. The LAND OWNER does hereby nominate, constitute and appoint the DEVELOPER to develop his said land more particularly described in the First Schedule at its/his own costs, efforts and expenses by constructing multistoried building/s thereon as per approved and/or sanctioned plans of R. R. D. A, Ranchi or the other competent authority as the case may beand as per specification set-forth hereinafter.

Mod. Rashmi Mohan

- B. In consideration of the LAND OWNER permitting the DEVELOPER to develop the land of First Schedule (apart from LAND OWNER'S allocation), the DEVELOPER has paid a sum of Rs. 51,000/- (Rupees fifty-one thousand only) to the LAND OWNER as non-refundable/nonadjustable Agreement Amount/Earnest Money.
- C. The LAND OWNER further declares and covenants with the DEVELOPER that the land of the First Schedule given hereunder is free from all litigation, charges, lispendance, lien of any court or person whomsoever and she has perfect right, title and interest in and over the land of the First schedule and no person other than the LAND OWNER has any right, title and interest in and over the same. And further terms and conditions are as follows:

ARTICLE-1: DEFINITIONS

- 1.1 **OWNER** shall mean the aforesaid **MOHAMMAD QASIM MOHNAVI** and his legal representatives, administrators, heirs, successor-in-interest and assigns.
- 1.2 **DEVELOPER** shall mean the said **SHINE DEVELOPER** through its one of the partner namely **MOHAMMAD EHTESHAM UL ISLAM** as well as its all partners, legal representatives, successors-in-interest and assigns.
- 1.3 **THE LANDED PROPERTY** shall mean all that piece and parcel of land bearing R. S. Plot No. 480, under Khata No.177, Khewat No. 04, measuring 10 Decimals 144 Square feet, situated at village Kanke, P. S. No. 156, P. S. Kanke, District Ranchi which is more particularly described in the **FIRST SCHEDULE** herein below.
- 1.4 **BUILDING** shall mean the proposed Residential multistoried building to be constructed on the 'land' of the First Schedule in accordance with the plan to be sanctioned by the R. R. D. A, Ranchi, more particularly described in the Second Schedule
- 1.5 **FLATS** shall mean the super built up area consisting of bed rooms, living rooms, drawing-cum-dining space, bathroom, kitchen, balcony/verandah etc.
- 1.6 **PARKING SPACE** shall mean the place in covered area reserved for parking of motor cars,
- 1.7 **COMMON FACILITIES** shall mean and include corridors, half ways, stairways, passage ways, lifts, drive ways, common lavatories, pump room, generator room, tube well, overhead tank, water pumps and other facilities which may be mutually agreed upon between the parties are required for the establishment, location, enjoyment, provisions, maintenance and management of the

Md. Qasim Mohanavi
9/3/17

building including the roof and terrace of the building, more particularly described in THIRD SCHEDULE.

- 1.8 **COMMON EXPENSES** shall mean and include a proportionate share of the cost, charges, and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal and property taxes and other taxes and levies related to or connected with the said building and landed property more particularly described in the FIFTH SCHEDULE.
- 1.9 **SALEABLE SPACE** shall mean the space in the Building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.10 **OWNERS' ALLOCATION** shall mean 36% (Thirty-six percent) in finished constructed super built up area in the form of residential flats, together with all the common facilities and amenities more particularly described in SECOND SCHEDULE herein below in the aforesaid proposed multistoried building as per specifications mentioned in FOURTH SCHEDULE appended herewith along with 36% (Thirty-six percent) parking space and 36% (Thirty-six percent) proportionate undivided and undemarcated share of land of First Schedule.
- 1.11 **DEVELOPER'S ALLOCATION** shall mean 64% (Sixty-four percent) of the finished constructed super built up area in the form of residential flat in the aforesaid proposed multistoried building particularly detailed and described in the Second schedule herein below, together with all the right, title and interest in common facilities and amenities including the right to use thereof and also the 64% (Sixty-four percent) in parking space available at the said premises as well as 64% (Sixty-four percent) proportionate share of undivided and undemarcated land of the First Schedule.
- 1.12 **TRANSFER** with its grammatical variation shall mean transfer by voluntary handing over of possession and by any other means, adopted for effecting what is understood as a transfer of space in the Multistoried building to purchaser (s) thereof, although the same may not be within the definition of the terms as given in the transfer of property Act or the other enactment.
- 1.13 **TRANSFeree** shall mean any natural and juristic persons like company, Association of Persons competent to enter into contracts and to whom any space in the said multistoried building shall be transferred.

Md. Qasim Hoshmani

9/3/17

- 1.14 **SUPER BUILT UP AREA** shall mean and include the common area and the carpet area, wall area, verandah/balcony/cupboard area and the proportionate area of the staircase, guard room and generator room.
- 1.15 **R .R. D. A.** shall mean Ranchi Regional Development Authority, Ranchi.
- 1.16 Words importing singular shall include plural and vice versa.
- 1.17 Words importing masculine gender shall include feminine and neuter gender, likewise words importing feminine gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and neuter gender and words importing neuter gender shall include masculine and feminine genders.

ARTICLE-2 : COMMENCEMENT

This agreement shall be deemed to have commenced from the date of its execution.

ARTICLE-3 : THE SCHEME

The scheme as formulated by the DEVELOPER and agreed upon by the LAND OWNER, provide as under:

- 3.1 The DEVELOPER shall get a plan of the building prepared by a competent architect, according to modern taste, design, architecture and relevant rules/bylaws.
- 3.2 The DEVELOPER shall get the plans/map sanctioned by the R. R. D. A, Ranchi at its/his own costs, efforts and expenses and the LAND OWNER hereby further authorizes and empowers the DEVELOPER to sign any document required for development and construction of the said proposed multistoried building.
- 3.3 The DEVELOPER shall also get permission for construction of the multistoried building from any other authority required under any law, regulation, order etc. at his own cost.
- 3.4 The DEVELOPER would/may approach, invite, select and procure person (s) or purchaser (s) agreeing to acquire on OWNERHIP basis flat(s) parking space(s) in the said Building to the extent of DEVELOPER'S share only. The DEVELOPER shall construct flat(s) and parking space(s) together with common parts, common amenities and common facilities pertaining to the same.
- 3.5 It shall be the job of the DEVELOPER to make the land ready and suitable for development at its own cost and expenses and any

Mr. Basim Akhman
9/3/16

material or thing retrieved or otherwise recovered in the process shall be the property of the LAND OWNER.

- 3.6 The DEVELOPER would be entitled to charge such amount/amounts as may be agreed upon between the DEVELOPER and its customer (s), intending purchaser(s) for costs, charges and expenses of and incidental to the construction of flat(s), unit(s) and parking space(s) and also for the proportionate share of the costs, charges and expenses and incidental to the construction, erection and completion of the common parts, the common conveniences and common facilities appertaining thereto from its customers or its intending purchaser with respect to DEVELOPER'S share, more particularly described in Schedule V & VI hereto. The DEVELOPER shall be at liberty to fix the terms and conditions of construction and mode and manner of payment of intending purchaser (s) with respect to DEVELOPER share only.
- 3.7 In pursuance of the said scheme, the LAND OWNER hereby appointed the DEVELOPER as her construction agent for the said multistoried building and for executing other works incidental thereto at the cost and expenses of the DEVELOPER.
- 3.8 After the delivery of the possession of the respective flats and parking spaces in the aforesaid building to the LAND OWNER, the purchaser or purchasers of the flat/s shall enjoy all rights and privileges and shall be subjected to the same liabilities as provided in the agreement or otherwise.
- 3.9 Upon handing over of possession of the Flats to the LAND OWNER as OWNER'S Allocation and the prospective purchasers, they shall pay to the DEVELOPER the proportionate share of common expenses of all taxes, outgoings and other charges, specified in the fifth schedule hereunder written from and after the date, the said flats and parking spaces become ready for occupation, till the DEVELOPER hands over the possession and management of the common parts to "any society, or association" of the residents to be formed for the purpose.
- 3.10 The DEVELOPER shall make arrangements for Water Harvesting System within the campus of proposed multistoried building and shall complete the proposed multistoried building in accordance with the sanctioned plan/map by the R. R. D. A, Ranchi or the other competent authority as the case may be.

ARTICLE-4 :DEVELOPER'S RIGHT

- 4.1 The LAND OWNER hereby grants, subject to what has been hereinafter provided the exclusive right to the DEVELOPER to

Md. Basim Mohamud
9/3/17

build, construct, erect and complete the said building and to commercially exploit the same by entering into agreements for sale and/or transfer and/or construction in accordance with the plan sanctioned by the R. R. D. A. Ranchi with or without amendments and/or modifications made or caused to be made by the DEVELOPER.

- 4.2 The DEVELOPER shall be entitled to prepare, modify or alter the plan and to submit the same to R. R. D. A. Ranchi or any other authority in the name of the LAND OWNER or as may be required under the Acts, Rules, Regulations and Bylaws of R. R. D. A, Ranchi. The DEVELOPER shall bear the cost and expenses required to be paid or deposited for obtaining sanction of the plan from R. R. D. A. Ranchi and the fees of Architect.

ARTICLE-5 :BUILDING/APARTMENT CONSIDERATION

- 5.1. On the assurance of and on the LAND OWNER'S representation and disclosures about his title and possession over 'the land' and relying upon the LAND OWNER'S personal guarantee that he has made full and correct disclosure and he has full right, indefeasible title and absolute authority to enter into this agreement and in consideration of the LAND OWNER having agreed to permit the DEVELOPER to commercially exploit 'the land' and construct, erect and to complete the building on the said land as a whole within a period of 02 (Two) years plus a grace period of 06 (Six) months from the date of approval of map/plan by the competent authority and the DEVELOPER agrees:
- 5.2 It is also agreed between the LAND OWENR and the DEVELOPER that if the construction of the multistoried building do not commence within a period of one year since the date of approval/sanction of map/plan by the competent authority then this agreement shall automatically be cancelled.
- a) The DEVELOPER shall get the map/plan for constructing the aforesaid proposed multistoried residential building in and over the aforesaid land mentioned hereunder in First Schedule by the competent authority at its/their own costs and expenses.
 - b) To bear all costs, charges and expenses for construction of the building on 'the land' of FIRST SCHEDULE.
 - c) To allocate the "LAND OWNER'S allocation" of the constructed area in the building to be constructed in accordance with the plan to be sanctioned by the R. R. D. A, Ranchi and the applicable laws and bylaws.

Hd. Rasim Mohan
9/3/12

- d) To give possession of the LAND OWNER'S allocation within 02 (Two) years with a grace period of further 06 (Six) months from the date of approval/sanction of map/plan by R. R. D. A, Ranchi and if the DEVELOPER fails to complete the proposed multistoried building within the stipulated period, the DEVELOPER shall pay a sum of Rs. 10,000/- (Rupees ten thousand only) per month to the LAND OWNER as rent or damage cost until the DEVELOPER hands over possession of the land owners share of allocation in finish condition to the LAND OWNER.
- e) The construction of the said building will be completed within **02 (Two) years plus a grace period 06 (Six) months**. But delay, if any, caused by any litigation OR case shall not be counted and if counted same shall be counted afresh after resolution of such dispute and litigation.

ARTICLE-6 :OWNER'S & DEVELOPER'S SHARE OF ALLOCATION : -

- 6.1 Out of total constructed area, the LAND OWNER shall get 36% (Thirty-six percent) super built up area with 36% (Thirty-six percent) parking space and 36% (Thirty-six percent) proportionate share in the land of the First schedule along with all the common facilities and amenities connected with and attached thereto including common area and 64% (Sixty-four percent) of super built up area and 64% (Sixty-four percent) in parking space and 64% (Sixty-four percent) proportionate share in the land of the First schedule along with all the common area and common facilities and amenities connected with and attached thereto shall be the share of DEVELOPER in the aforesaid proposed multistoried building. If further extension of construction legally takes place on the roof of the top floor the LAND OWNER and the DEVELOPER shall get the super built up area of the same ratio in accordance with the aforesaid proportion as has been agreed between the parties herein.
- 6.2 In consideration of the LAND OWNER'S having entrusted, giving license to the DEVELOPER to enter in the said land, develop the same by constructing thereon a residential multistoried buildings at its/his own costs and conferring on it the rights, powers, privileges and benefits mentioned herein.
- 6.3 It is agreed between the parties that the LAND OWNER shall have no interest in the land or the building apart from his own share of allocation in the proposed multistoried building. It is clearly understood that all the cost including the cost of the Flats proportionate share of land, cost of parking space or any other

Md. Basim Mohan
9/3/17

costs whatever shall be paid to the DEVELOPER by its intending purchasers against the DEVELOPER'S share of allocation shall be actually be paid to the DEVELOPER.

ARTICLE-7 DEVELOPER'S RIGHT

- 7.1 In consideration of the above, the DEVELOPER shall be entitled to enter into agreement or agreements for sale and transfer with intending purchaser or purchasers for the DEVELOPER'S allocation and to receive realize and collect all money in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such agreement, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of the LAND OWNER and this agreement by itself shall be treated as consent by the LAND OWNER.
- 7.2 The DEVELOPER shall be entitled to mortgage, charge, or to deal with the DEVELOPER'S allocation and right, title and interest under this agreement.

ARTICLE- 8: FORCE MAJEURE

- 8.1 The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of force majeure and shall be from the obligation during the period of Force Majeure.
- 8.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, and/or any other act or omission beyond the control of the DEVELOPER.

ARTICLE-9: MISCELLANEOUS

- 9.1 The LAND OWNER and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe, a partnership between the DEVELOPER and the LAND OWNER or as a joint venture between the parties hereto in any manner, nor shall the parties hereto constitute as an association of persons.
- 9.2 It is agreed and understood that from time to time to facilitate the construction of the building by DEVELOPER and transfer of Flats Parking Space and proportionate share of land by various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the LAND OWNER and various application and other documents may be required to be signed or made by the LAND OWNER relating to which the specific provisions may not have been mentioned herein. The LAND OWNER hereby undertakes to

Pld. Rajim Mohan
9/13/12

do all such, acts, deeds and things that may be reasonably required by the DEVELOPER to be done in the matter and the LAND OWNER also undertake to sign and execute all such additional applications and other documents, as the case may be. **PROVIDED** that all such deeds, matters and things do not in any way infringe the right of the LAND OWNER and/or go against the spirit of this agreement.

- 9.3 The LAND OWNER shall also execute a General Power of Attorney in favour of the DEVELOPER or his nominee for transfer of construction work and all other relevant works to be done by the DEVELOPER and the absolute right to sell DEVELOPER'S allocation in the flats, parking space of the building to be constructed on the aforesaid land and proportionate share of land of the First schedule.
- 9.4 Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served to the LAND OWNER if delivered by hand and duly acknowledged or sent by pre-paid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent by pre-paid registered post to the Registered Office of the DEVELOPER.
- 9.5 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the LAND OWNER of 'the land' of the First Schedule or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in the DEVELOPER other than an exclusive license to the DEVELOPER to commercially exploit the same in terms thereof, provided however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions for the purpose of constructing the above mentioned buildings.
- 9.6 As and from the date of completion of the buildings the DEVELOPER and/or its transferee and the LAND OWNER and/or his transferees, if any, shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the spaces.
- 9.7 There is no existing agreement regarding the development or sale of 'the land' of the First Schedule and all other arrangements, if any, exists prior to this agreement stands cancelled and determined by this agreement at the cost and instance of the LAND OWNER.
- 9.8 The LAND OWNER assures and guarantees that 'the land' mentioned hereunder in the First schedule is free from all

Md. Qasim Mohan
9/3/17

encumbrances, attachments, charge, claim or demand whatsoever by or from anyone whosoever and that the LAND OWNER has absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the DEVELOPER.

- 9.9 The DEVELOPER shall carry on the construction work from start to finish in a regular manner and shall achieve the maximum F. A. R in accordance with the sanctioned map/plan by the competent authority and the DEVELOPER shall not leave construction of the building in the middle.
- 9.10 After laying down foundation of the aforesaid proposed multistoried building, the DEVELOPER may start necessary processing and advance booking for the sale of DEVELOPER'S Allocation.
- 9.11 It is further agreed and undertaken by the DEVELOPER that the LAND OWNER shall have full right, title, ownership and interest over the built up area whatever shall be allotted to the LAND OWNER as his share more specifically described in the LAND OWNER'S allocation. The LAND OWNER shall fully be entitled to enjoy the super built up area and shall be fully entitled to transfer, convey, grant, otherwise, alienate or transfer his interest in any manner as deemed fit by the LAND OWNER to any person, association or persons etc. on such terms and conditions as may be decided by the LAND OWNER.
- 9.12 The LAND OWNER or his heirs, successors, nominee or nominees and transferee shall have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominee (s) and transferee shall have.
- 9.13 After completion of construction of the proposed multistoried building, Flat Owners Association or Society shall be formed by owners or occupiers of the flats of the said building and it shall be obligatory on the part of the LAND OWNER to become member of the Flat OWNERS Association or Society. That duty of the association shall be to repair and maintain the said Building and shall also be liable to pay all the charges or various government taxes/duties and any other outgoing relating to the said property and the Society will also be the apex body, relating to all the interests of the flat OWNERS and shall work for the peaceful living of all the residents/members.
- 9.14 The LAND OWNER shall from the date of taking possession of his share of allocation shall be liable to pay all the charges or various

Mr. Ravi Mohan
9/5/12

government taxes/duties and any other outgoing relating to the said property.

- 9.15 The DEVELOPER can appoint and authorize any person/persons as contractor for the construction of the proposed multistoried buildings in the land of the First Schedule and for which the LAND OWNER shall have no objection.
- 9.16 It is mutually agreed between the LAND OWENR and the DEVELOPER that the name of the said proposed multistoried building shall be " **MOHNAVI ENCLAVE**"
- 9.17 The LAND OWNER shall hand over all the original documents of 'the land' of Firs Schedule to the DEVELOPER and shall execute a General Power of Attorney in the name of the DEVELOPER or his nominee or nominees for execution of the development and construction work in the land of the First Schedule and for other necessary execution as and when required and deemed proper.
- 9.18 The land revenue and electricity bills etc. shall be borne by the DEVELOPER from the date of taking possession of the land till the handing over possession of LAND OWNER'Sshare of Allocation to him.

ARTICLE-10 : LEGAL PROCEDURES

- 10.1 It is hereby expressly agreed by and between the parties hereto that it shall be the sole responsibility of the LAND OWNER to defend all actions, litigations and proceedings in respect of the title and/or possession of 'the land' of the First Schedule before any authority/courts/tribunal at his own cost, expenses, charges and risks and the LAND OWNER shall indemnify the developer from all the costs, charges and losses that may be occurred due to the defect in the title of the LAND OWNER with respect to the land of the First Schedule mentioned hereunder.
- 10.2 The LAND OWNER by this agreement empower/authorize the DEVELOPER to develop the land, according to feasibility and carry all the necessary activities, required for the purpose of construction of the building as per the sanctioned plan and disposal of flats to the advantage and convenience of the DEVELOPER.
- 10.3 TheCourts of Ranchi alone will have the jurisdiction in all legal matters arising out of and concerning this project.
- 10.4 Both the parties shall abide by all the terms and conditions mentioned herein and if any terms and conditions shall be required to be amended or added in this development agreement same shall be added or amended with the mutual consent of both the parties.

Md. Rasim Mohan
9/3/17

ARTICLE-11: ARBITRATION CLAUSE

- 11.1 It is hereby agreed by the parties that if any dispute or difference arises out of and in relation to these presents, then the same shall be referred to the Arbitral Tribunal for decision.
- 11.2 One of the Arbitrators shall be appointed by the LAND OWNER and another one by the DEVELOPER. The Arbitrators so appointed will jointly nominate a third Arbitrator. The decision of majority will be binding on the parties and the proceeding of arbitration shall be governed as per the Arbitration and Conciliation Act, 1996.
- 11.3 The venue of arbitration will be Ranchi and the cost will be borne equally (half and half) by the parties.

SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO : 'THE LAND'

All that piece and parcel of land bearing R. S. Plot No. 480, under Khata No.177, measuring 10 (Ten) Decimals and 144 Sq. ft. (One hundred forty-four square feet), situated at village Kanke, P. S. No. 156, P. S. Kanke, District Ranchi, having raiyatiright which is shown in **RED WASH** in the map/plan attached herewith forming part of this deed and is butted and bounded as follows:

- NORTH : Land of Mosharraf Imam
SOUTH : Land of Kaniz Fatima.
EAST : Portion of R. S. Plot No. 479.
WEST : 20 feet proposed Road.

THE SECOND SCHEDULE

(THE BUILDING AND LAND OWNER ALLOCATION)

The DEVELOPER shall at his own cost construct, create and complete in all respect the said multistoried building as per the drawing/plan sanctioned by R. M. C., Ranchi along with all the common facilities and amenities connected with and attached thereto and also provision shall be made for fire safety, if necessarily required. It is also agreed between the parties that after completion of the said building in all respect the DEVELOPER shall hand over 40%(Forty percent)of the super built up area to the LAND OWNER and same ratio of parking spaces along with all the common facilities and amenities connected with and attached thereto with 36% (Thirty-six percent) proportionate share of land of the First schedule to the LAND OWNER.

Md. Rasim Hossain
9/8/17

PROVIDED always that after allocating the under mentioned 03 (Three) flats to the LAND OWNER, if any portion/area remains to be allocated to the LAND OWNER out of his 36% (Thirty-six percent) share, the LAND OWNER shall be compensated by the DEVELOPER in terms of the money or area apart from the under mentioned share of allocation of the LAND OWNER.

LAND OWNER'S SHARE OF ALLOCATION SHALL BE AS FOLLOWS:-

Sl. No.	Flat No.	Floor No.	Super built up Area of flat	Built up area of flat	Parking space No.
1	2/A	2 nd	1550 Sq. ft.	1240 Sq. ft.	2/A at Ground Floor
2	2/B	2 nd	1200 Sq. ft.	960 Sq. ft.	2/B at Ground Floor
3	2/C	2 nd	1100 Sq. ft.	880 Sq. ft.	2/C at Ground Floor

After handing over and allocating LAND OWNER'S share the DEVELOPER shall be entitled to retain or get 64% (Sixty-four percent) out of the entire super built up area of the said building along with parking spaces in the same ratio with 64% (Sixty-four percent) proportionate share of land in the land of the First Schedule including all the common facilities and amenities connected with and attached thereto.

DEVELOPER'S SHARE OF ALLOCATION SHALL BE AS FOLLOWS: -

Sl. No.	Flat No.	Floor No.	Super built up Area of flat	Built up area of flat	Parking space No.
1	1/A	1st	1550 Sq. ft.	1240 Sq. ft.	1/A at Ground Floor
2	1/B	1st	1200 Sq. ft.	960 Sq. ft.	1/B at Ground Floor
3	1/C	1st	1100 Sq. ft.	880 Sq. ft.	1/C at Ground Floor
4	3/A	3 rd	1550 Sq. ft.	1240 Sq. ft.	3/A at Ground Floor
5	3/B	3 rd	1200 Sq. ft.	960 Sq. ft.	3/B at Ground Floor
6	3/C	3 rd	1100 Sq. ft.	880 Sq. ft.	3/C at Ground Floor

Md. Rasid Mohan
9/3/12

THE THIRD SCHEDULE ABOVE REFERRED TO

(COMMON FACILITIES WITH RESPECT TO BUILDING)

1. The Foundation, Columns, beams, supports, corridors, lobbies, stair, stairways, landings, entrances and exit. Terrace of the roof shall be utilized by the residents of the multistoried building.
2. Pumps installation, pump room and for staff workers.
3. Common passages, driveways, except car parking spaces.
4. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installations.
5. Electric wiring, meters and fixtures (excluding those as are installed for any particulars flats).
6. Drainage, sewerage and rain water pipelines.
7. Boundary including outer wide walls of the said building and the main gate.
8. Lift arrangement along with suitable generator and generator room.
9. Such other common parts, areas, equipment installation fixtures, fittings covered and open space in or about the said building as necessary for passage to user and occupancy of flat or flats in common and as are easement of necessity or the building but excluding car parking space and areas.

THE FOURTH SCHEDULE ABOVE REFERRED TO (SPECIFICATION)

The specification of the proposed building shall be DELUX.

- Foundation :- R.C.C. Frame structure with brick work in cement mortar as per design and specifications of structural consultants.
- Chowkhat :- Door frames (Chowkhat) of cement/sal wood of size more or less 7 feet X 2 ½ feet section with beading.
- Doors :- 30 mm thick ISI mark flush door shutters, painted with synthetic enamel on two coats of primer.
- Windows :- Full glazed Aluminum windows with MS grill and white glass.
- Flooring :- Ceramic tiles flooring.
- Kitchen :- (i) Flooring: - Ceramic tiles.

Hd. Basim Motwani
9/3/17

- (ii) Working platform: - L – shaped Green Slab platform.
- (iii) Dado: - 24" high glazed tiles.
- (iv) Sink: - Steel Sink.
- Bathroom: - (i) Flooring: - Ceramic tiles.
- (ii) Walls: - Glazed tiles upto 7 feet height.
- (iii) Sanitary Ware: - White glazed vitreous sanitary ware of eagle or equivalent.
- (iv) Fittings: - Chromium plated C. P. fittings of spring or equivalent.
- (v) Cistern: - Acrylic/PVC cistern in white colour.
- Electrical :- (i) All internal wiring in Concealed conduits with copper wires.
- (ii) All electrical switches and accessories are Anchor cona or equivalent.
- (iii) Adequate lighting points, sockets, outlet etc. shall be provided in each rooms.
- Walls :- 10" thick external and 4"/6" thick internal partition concrete block masonry.
- Internal Walls Finishing: - All internal walls shall be finished with parish shall be of primer finishing on Putty.
- External Walls finishing: - Exquisitely finish with Apex.
- Water proofing :- Water proofing treatment in SUNKEN SLAB with grouting system.
- Overhead Water Tank: - Overhead Water tank of adequate capacity with inside of walls and floors of tank/syntax.
- Boring & Tube Well :- Boring and Tube Well of adequate capacity by direct/reverse circulation machine with adequate size KSB make submersible pump.
- Lift :- Ocean/Arrive or equivalent elevators.
- Generator :- Sonalika/Ashok ley land of 15 K. V.or equivalent of adequate capacity.

Note :- All Service taxes of land owner's share and electrical meter charges shall be paid by the land owner.

Mr. Basu Mohan
9/3/12

THE FIFTH SCHEDULE ABOVE REFERRED TO COMMON EXPENSES

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common areas and facilities including white washing, paints and decorating the exterior portion of the said building the boundary walls entrance staircase, landings, gutters, rainwater, pipes motor pump, tube well, wiring and installation, sewers, drains and all other common parts, fixture, fittings and requirements in under or upon the building enjoyed or used in common by the LAND OWNER, intending purchasers, co-purchaser or occupiers thereto.
2. The cost of cleaning, maintenance and lighting the main entrance, passages, landings, staircase and other parts of the building as enjoyed or used in the common by these occupiers of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidar, plumbers, electrician, sweepers etc. if any.
4. The costs, of working repairs, replacement and maintenance of pumps, tube well and other plumbing works including all other services charges for services rendered in common to all occupiers i.e. lift, maintenance, Generator maintenance etc.
5. Ground rent, taxes and other outgoings etc.
6. Insurance of building against earthquake, fire, mob, damages and civil commotion etc.
7. All electrical charges payable in common for the common portions of the said building.
8. All other expenses incidental to the maintenance and upkeep of the said building.

THE SIXTH SCHEDULE ABOVE REFERRED TO

1. The intending purchaser shall be entitled to all rights, privileges, vertical and lateral supports easement, appendages, whatsoever, belonging to the; said building or therewith usually held used occupied or enjoyed or reputed or known as part or parcel thereof appurtenances hereinafter more particularly .set forth in the seventh schedule thereof.
2. The right of way in common as aforesaid into and upon all the common passages, driveways entrances at all times for all

Mr. Ravi Mohan
9/37/17

purposes connected with the reasonable use and enjoyment of the said flat and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the PURCHASER or persons deriving title under the purchaser and/or his/her, their/its servants and employees, invites and/or customers to obstruct in any way by vehicle, deposit of materials, rubbish and any other things, free passage, driveways and entrance as aforesaid.

3. The right of protection of the said flat by or from all other parts of building and property as far as they protect the same.
4. The right to flow in common as aforesaid of electricity, water and waste or soil from lacing or cleaning any part or parts of the said flat so far as such rebuilding, replacing, repairing or cleaning as aforesaid cannot be reasonably carried out without such entry and in all such cases except in emergent situations upon giving 48 hrs. previous notice in writing of the purchasers intention so to enter to the DEVELOPER's, OWNER's, Purchaser's/Co-purchaser's property entitled to the same.

THE SEVENTH SCHEDULE ABOVE REFERRED TO

The under mentioned right, easement and privileges to the said flats/commercial areas shall be expected and be reserved up to the other co-sharers and/or occupiers of other part of the said building.

1. The right of flow in common with the purchaser and other person aforesaid of electricity water, soil or waste from and to any part (other than tries said flats) to the other part of the said building through pipes, drains, wires, or conduits lying or being under reasonable for the beneficial use, occupation and enjoyment of other parts of the building;
2. The right of protection of other parts of the said building or all parts of the said flats as the same and or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a manner to lessen or diminish any support enjoyed by other parties of the said building.

Md. Basim Mohamud
9/3/12

CERTIFICATE

Certified that the above mentioned land of the schedule "A" is not a tribal land or have any concern with the tribes. It is neither Ghairmazrua nor acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Grudwara, Masjid, Church, Sarna, Hargari or Pahnai.

It is also certified that neither the LAND OWNER belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned in the schedules hereunder is subject matter of section 46 or other Sub clauses of section 46 of the Chota Nagpur Tenancy Act.

IN WITNESSES WHEREOF the LAND OWNER and the DEVELOPER have hereunto set and subscribed their respective hands on the day, month and year first above written.

Witnesses:






SIGNATURE OF THE LAND OWNER

Md. Qasim Mohamud
 9/3/12

1. Md. Ghulam Ahmad
 S/o Late Noor Mohamud
 P.B. Dr. Patchulla Canna
 Ranchi

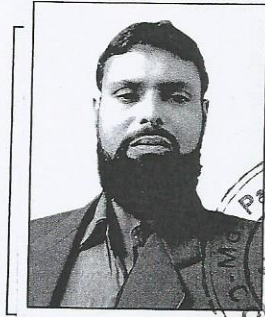
Md. Qasim Mohamud
 9/3/12

7575 1371 9094

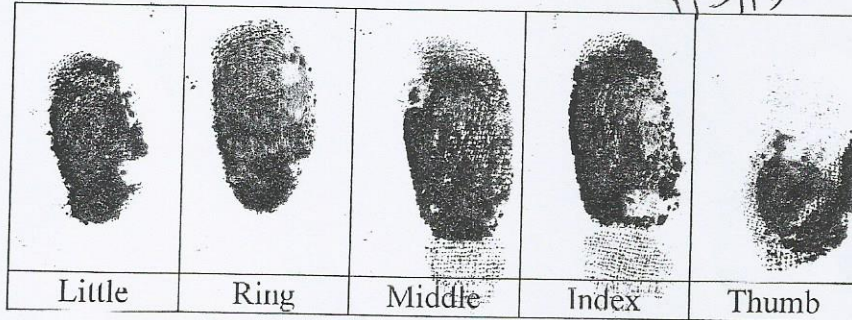
				
Little	Ring	Middle	Index	Thumb

2. Shahid Hussain
 S/o Sabir Hussain
 R/o Millat colony
 Ranchi
 9/3/12

Signature, Photo and finger prints of the PURCHASER



Mohd. Ehtesham ul. Haque
9/3/17



Certify that finger prints of all the fingers of left hand of the Vendor and the PURCHASER have been taken by and before me.

Typed by:

(FirozAlam)

Drafted by:

(HumayoonRasheed)

Advocate, Ranchi

En. No. 432/91

Rasheed
09/3/17



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: नूर मोहम्मद, डॉ.
फ़तेउल्लाह लेन, कलाल
टोली, रांची जि.पि.ओ.,
रांची,
झारखण्ड - 834001

Address:

S/O: Noor Mohammad, Dr. Fateullah
lane, Kalal Toli, Ranchi G.P.O.,
Ranchi,
Jharkhand - 834001



मोहम्मद अहमद
DOB: 03/01/1983
MALE



7575 1371 9094

आधार-आम आदमी का अधिकार

7575 1371 9094

Aadhaar-Aam Admi ka Adhikar

XIV- F.No. 130
 मालगुजारी
 नाम सर्कल
 धाना वों धान नम्बर



फरद मलकी / फरद रैयती
 नाम रैयत मय वलिदयत जमाबन्दी
 वो सकुनत नम्बर।

खेत संख्या	खेसरा संख्या	रकबा (एकड़ में)
177	480	0 एकड़ 10 डिसमील 144 वर्गफीट

अराजी भावली तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2016-2017)
		तीन वर्ष से ज्यादा	३ रा वर्ष (2013-2014)	२ रा वर्ष (2014-2015)	१ ला वर्ष (2015-2016)	
मालगुजारी (नकदी)	0.25		0.25	0.25	0.25	0.25
सेस (भावली)	0.06		0.06	0.06	0.06	0.06
सूद	0.12		0.12	0.12	0.12	0.12
मुतफरकात	0.12		0.12	0.12	0.12	0.12
मीजान	0.05		0.05	0.05	0.05	0.05
	0.60		0.60	0.60	0.60	0.60

तफसील अदायकारी

अदायकारी बावत	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल (2016-2017)	फाजिल
		३ रा वर्ष (2013-2014)	२ रा वर्ष (2014-2015)	१ ला वर्ष (2015-2016)		
मालगुजारी (नकदी)		0.25	0.25	0.25	0.25	
सेस (भावली)		0.06	0.06	0.06	0.06	
सूद		0.12	0.12	0.12	0.12	
मुतफरकात		0.12	0.12	0.12	0.12	
मीजान अदायकारी		0.05	0.05	0.05	0.05	
		0.60	0.60	0.60	0.60	

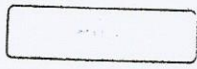
- (१) मीजान कुल (लफजों में) : Two Rupees and Fourty Paise
- (२) नाम देहिन्दा -
- (३) कुल बकाया 2.40

तारीख अमला तहसील कुन्दिना : 02-11-2016

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



यह एक कम्प्युटर जनित प्रति है।
 यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
 इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।





Home



Download Mobile App

Official Login

पंजी # विवरण

Go Back

विवरण

भाग वर्तमान	:	4	पृष्ठ संख्या	:	47
जिला का नाम	:	राँची	अनुमंडल नाम	:	सदर
अंचल का नाम	:	काँके	हलका का नाम	:	हल्का-02
मौजा का नाम	:	काँके	होलिडिंग संख्या	:	177/641
थाना नाम	:	राँची	थाना नंबर	:	01
तोजी संख्या	:	0	इस्टेट का नाम	:	झारखण्ड
खाता का प्रकार	:	रैयती			
रैयत का नाम	:	क्रम सं.	रैयत का नाम	जाति	निवासी
		1.	मो0 कासीम मोहनवी		

Payment Success

Payment Success



PAYMENT WAS SUCCESSFUL

DATE : 02, November 2016

REFERENCE NO : LR1478093500878

AMOUNT : 2.40

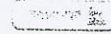


झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

November 2, 2016

पंजी II प्रति

भाग वर्तमान	4	पृष्ठ संख्या	47										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	काँके	हलका का नाम	हल्का-02	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	काँके	होलिंग संख्या	177/641	तोजी संख्या	0	थाना नाम	राँची	थाना नम्बर	01				
मो0 कासीम मोहनवी, -----, जाति- मो0 कासीम मोहनवी, -----, जाति- -----													
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार						लगान	सेस		
	489	0 ए 10 डि 144 वर्ग फीट		की दाखिल खारिज मुकदमा संख्या 55 R 27/ 1981-82 दिनांक 12.6.1981 को अंचल अधिकारी के आदेशानुसार दर्ज किया गया।						0.25	0.51		
	कुल परिमाण	0 ए 10 डि 144 वर्ग फीट											
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
18/02/2013	000000000	1982-83	2012-13	0	0.25	0	0.06	0	0.13	0	0.13	0	0.2
11-02-2016	1478093604	2013-2014	2016-2017	0.75	0.25	0.18	0.06	0.36	0.12	0.36	0.12	0.15	0.05



यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

पहचानी



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



भारत सरकार
GOVERNMENT OF INDIA



मो शकील अहमद
Md Shakil Ahmad
जन्म तिथि/DOB: 03/01/1983
पुरुष / MALE



7575 1371 9094

आधार-आम आदमी का अधिकार

पता:

S/O: नूर मोहम्मद, डॉ.
फतेउल्लाह लेन, कलाल
टोली, रांची जि.पि.ओ.,
रांची,
झारखण्ड - 834001

Address:

S/O: Noor Mohammad, Dr. Fateullah
lane, Kalal Toli, Ranchi G.P.O.,
Ranchi,
Jharkhand - 834001

7575 1371 9094

Aadhaar-Aam Admi ka Adhikar



निबंधन विभाग, झारखंड
Ranchi

Token No.53 Token Date: 09/03/2017 13:49:41


Party Name: Shine Developer Thro Its Partner Md. Ehtesham Ul Islam

Father/Husband Name:Abul Kalam Azad

(Claimant)

33, Dr. Fatehullah Lane, Lower Bazar, Ranchi


Deed Type: Development Agreement

Party Details	
Name :	Mohammad Ehtesham Ul Islam
Gender :	M
DOB :	16-07-1975
C/o :	S/O: Abul Kalam Azad
District :	Ranchi
House/Building No. :	33
Locality :	lower bazar
Pincode :	834001
Post Office :	Ranchi G.P.O.
State :	Jharkhand
Village/Town/City :	Ranchi G.P.O.
Aadhaar No :	373635437316
Photo :	

Registering Officer

Party Signature

Operator's Signature


Md. Ehtesham Ul Islam
09/3/17



निबंधन विभाग, झारखंड
Ranchi

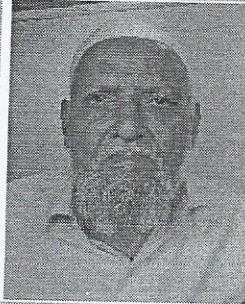
Token No.53 Token Date: 09/03/2017 13:49:41

Party Name: Md. Qasim Mohnavi

Father/Husband Name:Late Md. Naim Uddin
(Executant)

Masjid Lane, Manitola, Doranda, Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Mohammad Qasim Mohnavi
Gender :	M
DOB :	06-03-1940
C/o :	S/O Late Mohammad Naimuddin
District :	Ranchi
House/Building No. :	
Locality :	Masjid Lane
Pincode :	834002
Post Office :	Doranda
State :	Jharkhand
Village/Town/City :	Mani Tola
Aadhaar No :	284010534333
Photo :	

Registering Officer

Party Signature

Md. Qasim Mohnavi
09/03/2017

Operator's Signature



निबंधन विभाग, झारखंड
Ranchi


Token No.53 Token Date: 09/03/2017 13:49:41

Party Name: Md. Shakil Ahmad

Father/Husband Name: Noor Mohammad
(Identifier)

Dr. Fatehullah Lane, Lower Bazar, Ranchi

Deed Type: Development Agreement

Party Details	
Name :	Md Shakil Ahmad
Gender :	M
DOB :	03-01-1983
C/o :	S/O: Noor Mohammad
District :	Ranchi
House/Building No. :	
Locality :	Kalal Toli
Pincode :	834001
Post Office :	Ranchi G.P.O.
State :	Jharkhand
Village/Town/City :	Ranchi G.P.O.
Aadhaar No :	757513719094
Photo :	

Registering Officer

Party Signature

Operator's Signature

Md. Shakil Ahmad

9/3/17



निबंधन विभाग, झारखंड
रांची

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 53

Token Date/Time: 09/03/2017 13:49:41

Document Type	Development Agreement	Presenter	Md Qasim Mohnavi
Presenter Name & Address	Masjid Lane, Manitola, Doranda, Ranchi	Date of Entry	09/03/2017
Stampable Doc. Value	4642075	DOE	Total Pages 62
Document/Transaction Value	0	Stamp Value	500
Special Type		Serial /Deed No.	/
Remarks / Other Details		Old Serial No.	/
Property Details:		App. ID	
		e-Stamp Cert. No.	

Anchal	Th.No.	Wrd/HIK	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
Kanke	156	2	Kanke	177	480	RSP	Mosharraf Imam	Kaniz Fatima	R.S. Plot No. 479/Part	20 Ft. Prop. Road		C_COM	10.33 Decimal	4642074.74

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	Executant	Md. Qasim Mohnavi	Late Md. Naim Uddin	Retd	पिता	शेख	Male		284010534333		Masjid Lane, Manitola, Doranda, Ranchi	MASJID LANE, MANITOLA, DORANDA, RANCHI
2	Claimant	Shine Developer Thro Its Partner Md. Ehtesham Ul Islam	Abul Kalam Azad	Business	पिता	कलाल	Male		373635437316		33, Dr. Fatehullah Lane, Lower Bazar, Ranchi	33, DR. FATEHULLAH LANE, LOWER BAZAR, RANCHI
3	Identifier	Md. Shakil Ahmad	Noor Mohammad	Business	पिता		Male		757513719094		Dr. Fatehullah Lane, Lower Bazar, Ranchi	Dr. Fatehullah Lane, Lower Bazar, Ranchi

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	E1	116,052.50	1,160.53	117,213.03
2	SP	930.00	0.00	930.00
Total		116,982.50	1,160.53	118,143.03

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

① Md Qasim Mohnavi

② Md Ehtesham Ul Islam

उपर्युक्त स्वीकार किया जासकी पहचान निवासी ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

Md Shakil Ahmad
Lower Bazar

Noor Mohammad
पिता
पेशा Bani

निबंधन पदाधिकारी का हस्ताक्षर

09/03/17



Md. Qasim Mohnavi

दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

Md. Ehtesham ul Islam





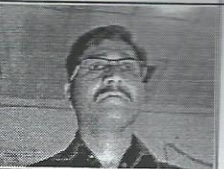



निबंधन विभाग, झारखंड
रांची

Token No.53 Token Date: 09/03/2017 13:49:41

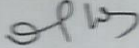
Serial/Deed No./Year :1313/1108/2017

Deed Type: Development Agreement

SN	Party Details	Photo	Thumb
1	Md. Qasim Mohamawi Father/Husband Name:Late Md. Naim Uddin (Executor) Masjid Lane, Manitola, Doranda, Ranchi		
2	Shine Developer Thro Its Partner Md. Ehtesham Ul Islam Father/Husband Name:Abul Kalam Azad (Claimant) 33, Dr. Fatehullah Lane, Lower Bazar, Ranchi		
3	Md. Shakil Ahmad Father/Husband Name:Noor Mohammad (Identifier) Dr. Fatehullah Lane, Lower Bazar, Ranchi		

Book No. I
Volume 116
Page 303 To 364
Deed No 1313/1108
Year 2017
Date 09/03/2017 18:33:28

Registering Officer



Signature of Operator

