

3669

3272



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 5f2e4c46c13509a86501
Receipt Date : 21-Jun-2021 02:55:06 pm
Receipt Amount : 27652/-
Amount In Words : Twenty Seven Thousands Six Hundred And Fifty Two Rupees Only
Token Number : 20210000056566
Office Name : SRO - Ranchi
Document Type : Sale Deed
Payee Name : Bijay Kumar Agarwal (Vendee)
GRN Number : 2106046536



For Office Use :-
को दफ्तर 1988 की धारा 62 अन्तर्गत दण्डनीय अपराध है।
जान की बाहुब है। करिवीय स्टाम्प ड्युटी
1999 की अनुसूचि 1(ड) 1 क व
कडीन बकाकत स्टाम्प ड्युटी का बडाल्य मु
दिवरत का बडाल्य 27652/- उपेक्षित पडी है।
21/06/2021

चित्तूर चौरा
22/6/2021

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

[Handwritten signature]

गुप्त पशुपालन की भूमि धोटेला एवं खाशमहल लोज की प्लॉट में वर्गित प्लॉट दर्ज नहीं है



Raja
Adv.
22/6
RAJA MUKHERJEE
ADVOCATE
JH 658-2013

सम्पत्ति का मूल्य
6,91,300/-

स्टाम्प... 24652/- रुपये

हस्ताक्षर/24
22/6
500/-

मार्ग दर्शिका पंजी से मिलान किया
जमीन का दर/डी०.....
कच्चा मकान का दर/वर्ग फीट.....
पक्का मकान का दर/वर्ग फीट.....
फ्लैट का दर/वर्ग फीट.....

345628/

22/6/21

DEED OF ABSOLUTE SALE

THIS DEED OF SALE made on this the *22nd* Day of June 2021.

BETWEEN

RAJEEV CHOUDHARY (DOB-02.01.1972) Son of-Sri Indradev Choudhary, Grandson of -Late Lakhan Deo Choudhary, by faith- Hindu, by cast- vashiya, by Occupation-Business, Resident of-Piska More, Staff Bank Colony P.S- Sukhdevnagar, Dist- Ranchi, State - Jharkhand (hereinafter called the **VENDOR**) of the ONE PART. (PAN -ABGPC5002P..AADHAR No.- 768521969428. Mobile No.-8210408591)

AND

BIJAY KUMAR AGARWAL (DOB-12.02.1964) Son of Late Daulat Ram Agarwal, Grandson of - Late Ram Chandra Agarwal, by Faith - Hindu, by Occupation - Business, R/o Agarwal's, 502, 5th Floor, Mangalkunj Apartment, Vasant Vihar, Kanke Road, Ranchi, Jharkhnad (Hereinafter called the **PURCHASER**) of the **OTHER PART**. (PAN NO - ACLPA1633L & AADHAAR No- 848329855983), Mobile No.-9334701618).



(11th 5/21)
22/6/2021

गेर मजसूबा प्रतिबंधित सूचि से
खाता....35....प्लॉट...838
का मिलान किया दर्ज नहीं पाया
21/6

Adv.
Adv.
 2016
RAJA MUKHERJEE
 ADVOCATE
 JH 658-2013



KUM ALAR
 KODIA
 829 HL

प्रमाणित किया गया
 दिनांक
 -01/11/21

(11/11/21 मारु))
 (6/2021)



22/06/2021 _____ 10/10/1

Rajeev Choudhary
 Indradev Choudhary
 Suktaleo Najar Ranch
 BUSINESS
 KENT

22/06/2021

The terms and expressions "VENDOR" and "PURCHASER" whosoever used and occurring in these presents shall always mean and include their respective heirs, legal representative, successor-in-interest, executors and assigns unless specifically excluded by or repugnant to the subject or context herein below whether expressly or by necessary implications.

WHEREAS the Revisional Survey Record of Right of Khata no.- 35, Plot no.- 832, Area- 25 Decimals, Plot no.- 833, Area- 42 Decimals, Plot no.- 834, Area- 26 Decimals, Plot no.- 835, Area- 24 Decimals, Plot no.- 836, Area- 03 Decimals, Plot no.- 837, Area- 04 Decimals, Plot no.- 838, Area- 16 Decimals, Plot no.- 839, Area- 14 Decimals, Plot no.- 840, Area- 23 Decimals, Total Area 1.77 Acre beside other Plots situated at Village- Hatma, Thana- Ranchi, Thana no.- 200, District- Ranchi is recorded in the name of Dukhuwa Lohar and Bhukhuwa Lohar both sons of Sukhuwa Lohar and Mufur Lohar son of Bholu Lohar by caste Lohar as Kaimi.

AND WHEREAS during Survey operation the said recorded tenant orally partitioned the land of the said Khata among them, according to the said partitioned the land of Plot no.- 833, Area- 42 Decimals, Plot no.- 835, Area- 24 Decimals, Plot no.- 836, Area- 03 Decimals, Plot no.- 839, Area- 14 Decimals and beside other Plots allotted to **Bhukhuwa Lohar**, Plot no.-832, Area- 25 Decimals, Plot no.- 837, Area- 04 Decimals, Plot no.- 838, Area- 16 Decimals, and beside other plots allotted to Mutur Lohar, and Plot no.- 834, Area- 26 Decimals, Plot no.- 840, Area- 23 Decimals beside other Plots allotted to Dukhuwa Lohar and came in peaceful possession thereof over the land so allotted and accordingly the remarks column of the said Khatian is recorded as possessor for their respective share.

AND WHEREAS recorded tenant Bhukhuwa Lohar died leaving behind two sons namely Somra Lohar and Atwa Lohar, who orally partitioned the land of their father share and Scheduled A land beside other plot allotted to Atwa Lohar.

AND WHEREAS Somra Lohar died leaving behind three sons (1) Baldev Lohar (2) Bisharam Lohar and (3) Arjun Lohar. Bisharam Lohar died leaving his wife Rupan Devi and three Son namely (1) Ganesh Lohar, (2) Sakti Lohar, (3) Shiva Lohar and Five Daughter (1) Sunita Devi (2) Anita Devi (3) Panita Devi (4) Tara Devi (5) Varsha. Baldev Lohar died leaving behind his Four Sons Namely (1) Manoj Lohar, (2) Abhay Loha, (3) Ajay Lohar (4) Roshan Lohar, Arjun Lohar died leaving behind his two sons (1) Vantu and (2) Gajadhar.

AND WHEREAS Atwa Lohar died leaving his two son (1) Budhwa Lohar (erstwhile Seller) (2) Vishwanath Lohar. Budhwa Lohar died

(1) Atwa Lohar
22/6/2021

leaving behind his three sons namely Shankar Lohar, Ramdhan Lohar, Rajesh Lohar and one daughter Sandhy Kumari. Vishwanath Lohar Died leaving Behind his two sons Kailashpati Lohar, Rajender Lohar and one daughter Asha Devi.

AND WHEREAS recorded tenant Dukhuwa Lohar died leaving behind two sons namely Sukhlal Lohar and Phaguwa Lohar. Sukhlal Lohar died leaving behind two sons namely Birsa Lohar and Sukara Lohar. Birsa Lohar died leaving two sons namely Sukhalal Lohar and Atwa Lohar, Sukhalal Lohar died leaving behind three sons namely Brij Mohan Lohar, Bijay Lohar and Ajay Lohar and one daughter namely Shobha Devi. Atwa Lohar died leaving behind one son Guddu Lohar. Sukara Lohar died leaving behind three sons namely Mahadeo Lohar, Shankar Lohar and Sami Lohar and two daughters namely Koshila Devi and Sushila Devi. Phaguwa Lohar died leaving behind three sons namely Bhikham Lohar, Bigal Lohar and Jugal Lohar and two daughters Ghutai Devi and Shalo Devi. Bhikham alias Mahadeo Lohar died leaving behind two sons namely Kolha Lohar and Gopal Lohar and one daughter Sawar Devi. Jugal Lohar died leaving behind two sons Bidesh alias Biday Lohar and Sanicharwa Lohar and three daughters namely Saroj Devi, Sumari Devi and Fulmani Kumari. Bigal Lohar has two sons namely Kalicharan Lohar Shivcharan Lohar and five daughters namely Poko Devi, Sohrai Devi, Sukarmani Devi, Kusum Devi and Fulmani Devi. Kalicharan Lohar has one son Mahaveer Lohar.

AND WHEREAS recorded tenant Mutur Lohar died leaving behind one son Puran Lohar who died leaving behind three sons namely Bhola Lohar, Parash Lohar and Ajay Lohar. Bhola Lohar Died leaving behind his two son Anu Lohar and Jitu Lohar and Two daughter Lali Devi and Sony Devi. Parash Lohar died leaving behind his wife Binni Devi .Ajay Lohar died leaving behind his wife Sanmaeta Devi.

AND WHEREAS legal heirs of different Khatiane Mallik and their descendant according to their respective share sold the land of the said khata beside other plots to the different prospective purchaser/s.

AND WHEREAS Budhwa Lohar son of Atwa Lohar sold the land of Khata No.-35, Plot No.-839, sub Plot No.-839/G, Area-2 Decimal of village-Hatma, District- Ranchi to the Vendor through a Registered Deed of Sale Deed No.-16381, Sl.No-19051, Book No-1, Volume No.-723, Page No.-419 to 448 in the year 2011, dated- 15.07.2011 and after purchased the said land the Vendor came in peaceful possession thereof, and the Register II is running in the name of Budhwa Lohar in volume-5, Page No.-83 in the record of Sahar Anchal , Ranchi.

सिद्धांत मलिक
22/6/2021

AND WHEREAS on the assurance of the Vendor regarding his right, title, and interest regarding the scheduled Property and also being in need of money for his various need and legal necessities offered and express his desire to sale the land of R. S. Khata no.- 35, Plot no.-839, Area – 2 Decimal, which has been morefully described in the schedule herein below and has also shown in RED WASH in the Sketch Map attached herewith this Deed as part of it after due negotiation price of the property hereby sold is fixed at Rs. 6,91,300/- (Rupees Six Lakhs Ninety One Thousand Three Hundred) only which is fair and reasonable price according to the prevailing market rate in the locality.

NOW THIS DEED OF ABSOLUTE SALE WITNESSES AS FOLLOWS:

1. That in pursuance of the aforesaid agreement and in Total consideration of Rs. 6,91,300/- (Rupees Six Lakhs Ninety One Thousand Three Hundred) only received in full as per memo of consideration given herein below by the Vendor from the Purchaser, the receipt of which sum the Vendor do hereby admit and acknowledge and hereby convey, transfer, sell and assign voluntarily and with free will all that piece and parcel of land morefully described in the Schedule herein below and shown in RED WASH in the sketch map attached herewith this deed of sale as part of it, free from all encumbrances, charges and liens whatsoever together with their all right, title, interest, liberties, privileges, advantages, right of easement, user of road and all other appurtenances whatsoever both in Law and Equity arising out of and in connection with the said piece and parcel of land having permanent heritable and transferable Chhaparbandi right to the Purchaser to have and hold the same for ever and absolutely.
2. That the Vendor hereby assure and covenant to the Purchaser that the piece and parcel of land hereby sold, transferred and demised by the Vendor to the Purchaser is free from all encumbrances, charges and lien whatsoever and the Vendor has done nothing whereby and where under the said piece of land and the right, title and interest therein may in any manner, be charged with the payment of any money or monies and the Vendor have good, valid and subsisting right to make this transfer in the manner hereby done.
3. That the Vendor hereby further covenant and agree that they will at the request and cost of the Purchaser do, perform or cause to be done, performed and executed any further lawful acts, deeds, or things as may be necessary in future for further or morefully and perfectly assuring the title of the Purchaser to and in respect of the piece of property hereby sold and transferred to them .
4. That the Vendor hereby agree to keep the Purchaser harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchaser

(1/27/2021)
22/6/2021

arising out of any defect in title of the Vendor over property morefully described in the Schedule herein below and he will liable for the same.

5. That the Vendor has this day put the Purchaser in actual physical possession over all that piece and parcel of land which has been hereby sold to and demised unto the Purchaser under this deed of sale forever and absolutely.
6. That the Purchaser shall and may from time to time and at all times hereinafter peacefully and quietly enter upon, have hold occupy, passes and enjoy the property morefully and particularly described in the Schedule herein below and shall receive and take all rents, profits and issues thereof and every part thereof without any let, hindrance or objection whatsoever from or by the Vendor or any person or persons claiming through, from or entrust of them. The Purchaser shall have all the right and liberty according to Law to construct building etc. and shall be at liberty to enjoy, use, deal and transfer the same in the manner they like.
7. That the Purchaser shall be entitled to secure mutation in his name in all revenue records of the State of Jharkhand particularly in the records kept and maintained at the Sahar Anchal Office, Ranchi or wherever it will be necessary with respect of the property which has been morefully described in the Schedule herein below and the Purchaser shall be liable to pay rent etc. to the concerned department.

MEMO OF CONSIDERATION

Total Consideration amount of Rs. **6,91,300/- (Rupees Six Lakhs Ninety One Thousand Three Hundred) only.**

SCHEDULE

All that piece and parcel of land of R. S. Khata no.- 35, Plot no.- 839, Area – 2 Decimal of Village - Hatma, Thana no.-200, P.S.-Lalpur, Ward No- 21, Holding No.-0210004051000Z0 District - Ranchi, State Jharkhand having permanent heritable and transferable Chapperbandi Right, which has been shown in RED WASH in the sketch Map attach here with this Deed of Sale as part of it and is bounded and butted as follows :-

- NORTH :- R.S Plot no- 838.
SOUTH :- Part of R.S. Plot no.- 839 A/B (Gita Devi).
EAST :- Part of R.S Plot no- 839 E.
WEST :- R.S. Plot no.- 806.

(10/11/2021)
22/6/2021

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L. It is further certified that the said land is not a Schedule Tribes Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnri and same has been not acquired by the Government for any purpose. It is certified that the land mentioned in schedule is out of Ranchi Nagar Nigam.

IN WITNESS WHEREOF the **VENDOR** have put their signatures to these presents at Ranchi on the date, month and year first above written.

WITNESS

1. *Rabindra Singh*
S/O Ratan Singh
R/o Katu Road Ranchi

2. *Smiti Pathak*
D/O - Surendra Pathak
R/O - Gola Road, Muri

VENDOR

(147-2121)
22/6/2021



L



R



M



I



T

Raja Mukherjee Adv.
RAJA MUKHERJEE 22/6/2021
ADVOCATE

Drafted by:
Computer Typed by JH 658-2013

Raja Mukherjee Adv.
22/6
RAJA MUKHERJEE
ADVOCATE
JH 658-2013








PHOTOGRAPH OF PURCHASER

Bijay Kumar Agarwal.
22/6/2021

SIGNATURE OF PURCHASER

FINGER IMPRESSION OF LEFT HAND

				
Little Finger	Ring Finger	Middle	Index Finger	Thumb

This is certified that Photograph of the Purchaser affixed on this page identified by me & Finger Impression of Left Hand put on this document in my presence.

Raja Mukherjee Adv.
RAJA MUKHERJEE 22/6/2021
ADVOCATE
JH 658-2013

(14/7 21/2021)
22/6/2021


 भारत सरकार
GOVERNMENT OF INDIA

 राजीव चौधरी
Rajeev Choudhary
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male




7685 2196 9428


आधार — आम आदमी का अधिकार


 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पता: S/O इन्ददेव चौधरी, स्टाफ कॉलोनी
कॉलोनी पिसका मोड़, हेहल, राँची,
झारखण्ड, 834005

Address: S/O Inderdeo
Choudhary, Staff Bank Colony
Piska More, Hehal, Hehal, Ranchi,
Jharkhand, 834005

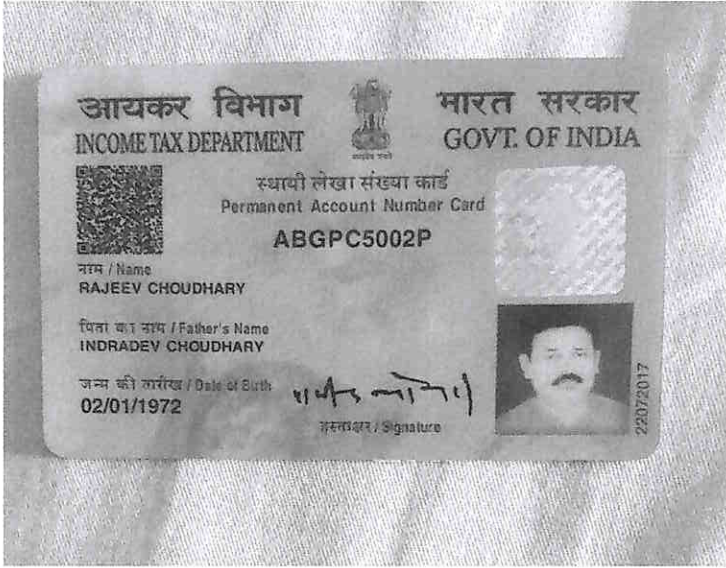
 1947
1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

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

(1/1/2017)



राजेश चोपड़ा

आयकर विभाग
INCOME TAX DEPARTMENT
BIJAY KUMAR AGARWAL
DAULAT RAM AGARWAL
12/02/1964
Permanent Account Number
ACLPA1633L
Signature
भारत सरकार
GOVT. OF INDIA
29062012

For Registry Purpose
Bijay Kumar Agarwal.



भारत सरकार
Government of India



बिजय कुमार अग्रवाल
Bijay Kumar Agarwal
जन्म तिथि/DOB: 12/02/1964
पुरुष/ MALE



8483 2985 5983

VID : 9144 7907 7909 9194

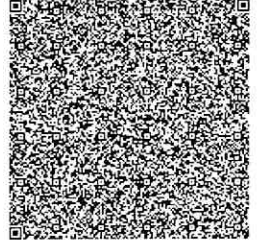
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O दौलत राम अग्रवाल, अग्रवालस, 502, 5वाँ फ्लोर,
मंगल कुंज अपार्टमेंट, वसंत विहार, कान्के रोड, मोराबादी,
रांची,
झारखण्ड - 834008

Address:
S/O Daulat Ram Agarwal, Agarwals, 502,
5th Floor, Mangal Kunj Apartment,
Vasant Vihar, Kanke Road, Morabadi,
Ranchi,
Jharkhand - 834008



QR Code with Photograph

8483 2985 5983

VID : 9144 7907 7909 9194



help@uidai.gov.in

www.uidai.gov.in

For Registry Purpose
Bijay Kumar Agarwal



राँची नगर निगम, राँची।

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

Memo No. : SAM/021/0024/21/22

Date : 21-06-2021

प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री

RAJEEV KUMAR CHOUDHARY S/O INDERDEO CHOUDHARY

पता

KARAMTOLI HATMA BASTI LALPUR RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं०- 0210004051000Z0 एवं नया वार्ड सं० 19 (पुराना वार्ड सं० 21) हुआ है, आपके स्व० निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- ₹० निर्धारित किया गया है।

इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	30.34
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		30.34



To be signed by the Applicant

नोट:-

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

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

V

फरद मलकी / फरद रैयती Page No. : 83
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 5
वो सकुनत नम्बर। Receipt No. : 0681215746

शहर हातमा 200 बुधुवा लोहार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
35	603,835,836,839	0 एकड़ 0.36 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)	4.00					4.00
गुजारी (भावली)	1.00					1.00
सेस	2.00					2.00
सूद	2.00					2.00
मुतफरकात	0.80					0.80
मीजान	9.80					9.80

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)					4.00	
गुजारी (भावली)					1.00	
सेस					2.00	
सूद					2.00	
मुतफरकात					0.80	
मीजान अदायकारी					9.80	

(१) मीजान कुल (लफजों में) : **Nine Rupees and Eighty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- **9.80**

तारीख अमला तहसील कुनिन्दा : **20-05-2021**

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।
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

Hatma

नाममौज़ा हतमा मोट नम्बर ३

नाम घाना राँची

घाना नम्बर २००

ज़िला राँची

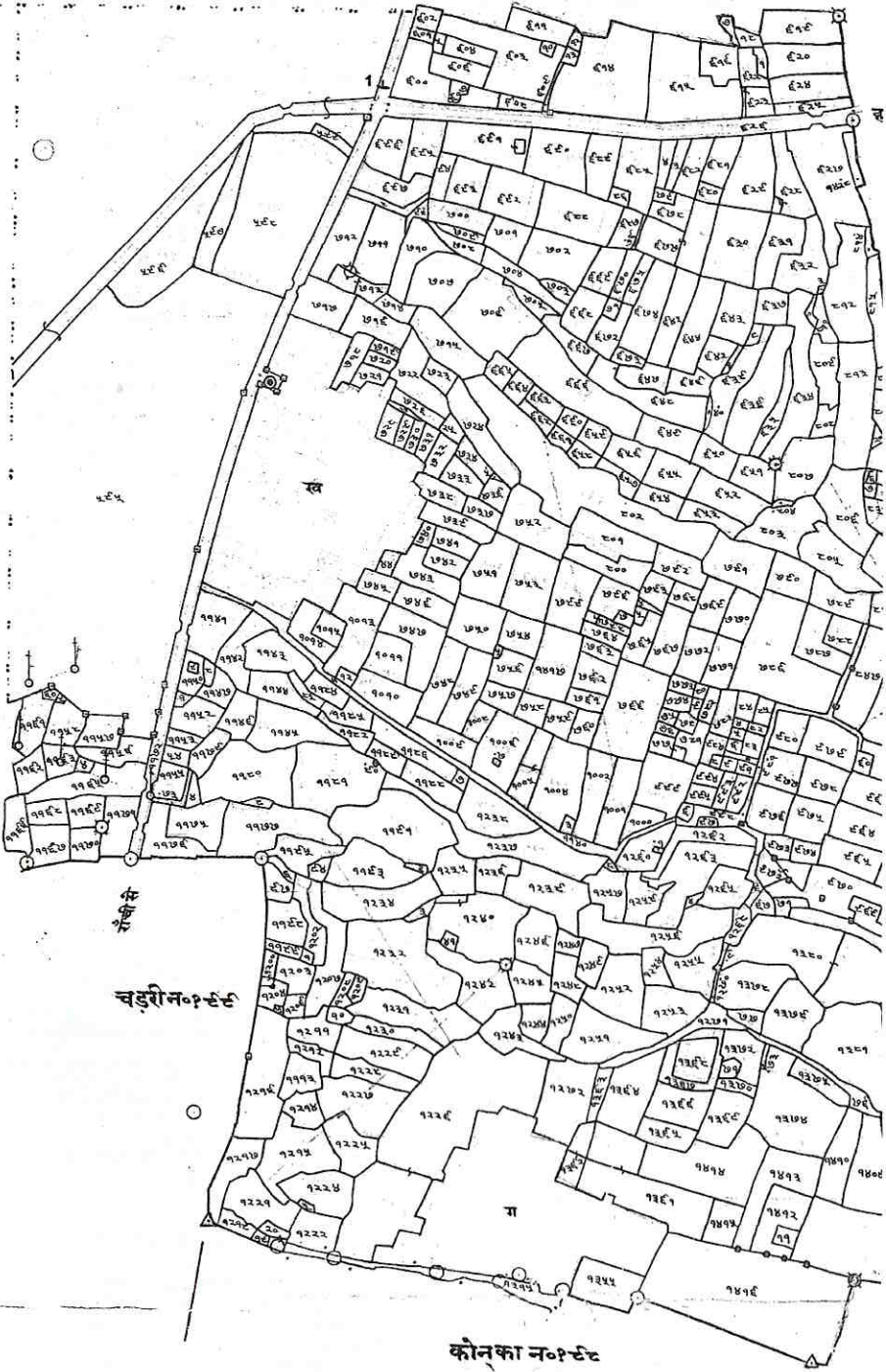
खेल एक माइल बराबर १६ इन्च
सन १९३२ - ३३ इली



१३५० १३४९ १३४८ १३४७ १३४६ १३४५ १३४४
१३४३ १३४२ १३४१ १३४० १३३९ १३३८

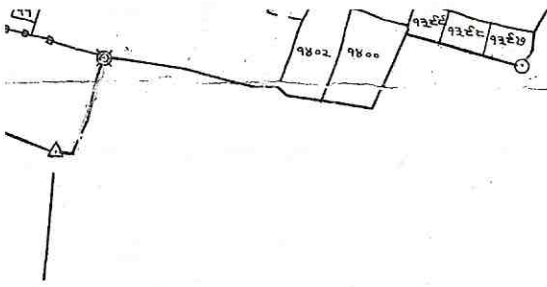
भिलान शीट नम्बर १

भिलान शीट नम्बर २



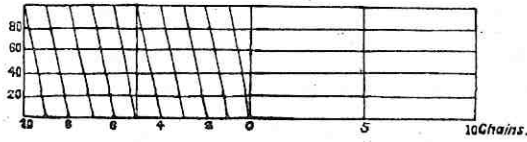
चंडरी नगर

कोनका नगर

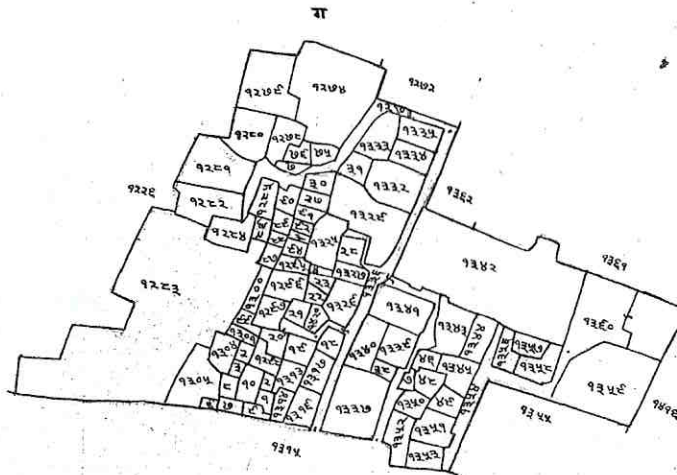


9802 9800 9322 9321 9320
 9801 9803 9323 9324 9325

Scale 16 Inches = 1 Mile.



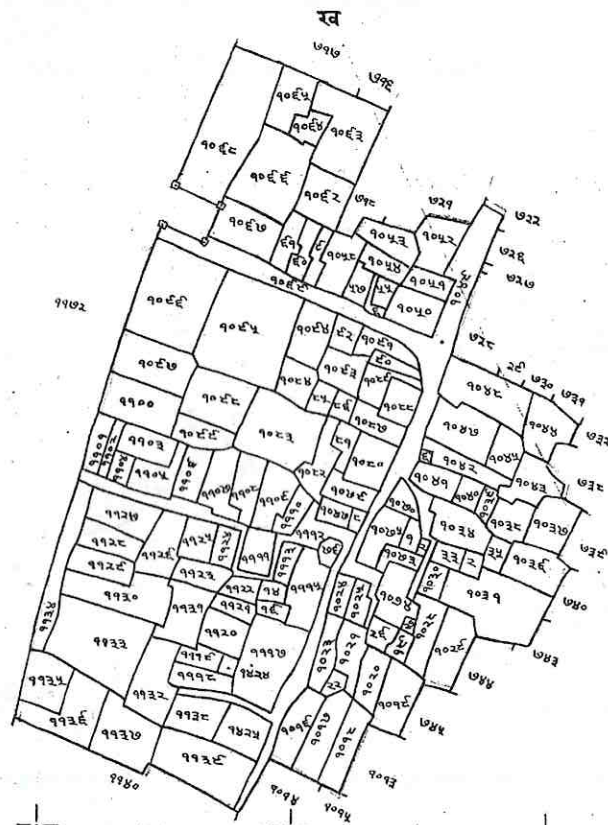
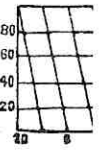
खवोग-स्केल ३२ इन्च=१ माइल



Made and published under the authority of Government.


 Superintendent of Survey.

कौन्का नं०१-टिच



ख वोग-स्केल ३२ इन्च

Made and pu

11

VILLAGE - HATMA

THANA NO - 200

THANA - LALPUR, DIST - RANCHI

PLOT NO - 839

SHOWN IN RED COLOUR

AREA

A - 962

O - 02

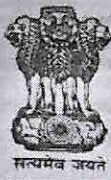
40'0" ROAD

P. NO - 839



SS/2/SS

11/11/21
22/6/2021

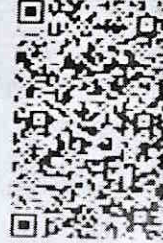


भारत सरकार
GOVERNMENT OF INDIA



रोहित कुमार फोगला
Rohit Kumar Fogla
जन्म तिथि / DOB : 23/02/1978
पुरुष / MALE

9454 7924 4221



आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: रतन फोगला, पारश भवन,
रातू चविन, निबर दुर्गा मंदिर, रातू
चविन, हेहल, राँची, झारखण्ड,
834005

Address:

S/O: Ratan Fogla, PARSH
BHAWAN, RATU road, NEAR
durga mandir, RATU road,
Hehal, Ranchi, Jharkhand,
834005



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in P.O. Box No.1947,
Bengaluru-560 001

A
C
2/16



Pre Registration Docket

Date :- 21-06-2021 02:35 pm

Office Name :- SRO - Ranchi

Token No:- 20210000056566

Appoinment :- 21-Jun-2021 Time:- 14:36

Article	Sale Deed
Pre Registration Date	21-Jun-2021
No. Of Pages	30
Stamp Duty	27652
Paid Stamp Duty	0
Total Fees	₹ 21,643.

Property Id: **530438**

Valuation No. : 707646 / 2021 :- 2021-2022 User Id : 3110 Date : 21-June-2021 14:19:PM

State : Jharkhand District : Ranchi Tahsil : Ranchi Shahar

Land Type : Urban ✓ Corporation : Ranchi Municipal Corporation Hatma Village/City : Hatma

Hatma Word No 21 - Other Road
Khata Number - 35
Plot Number - 839
Volume Number - 5
Page Number - 83
Holding Number - 0210004051000Z0

Valuation Rule : Residential Land

Property Details

1 Land area 2 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 345628=691256	₹6,91,256/-
A	Total		₹6,91,256/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹6,91,300/-

Total Amount in Words : Six Lakh Ninety One Thousands Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Part Of R S Plot No.-839 E, West: R S Plot No.-806, South: Part of R S Plot No.-839 A/B (Gita Devi), North: R S Plot No.-838
Area	Land area : 2.00 Decimal

Other Description of the Property	Pin Code - 834008
Government/Market Value	691256
Transaction Amount	691300

VENDEE	-Mr. Bijay Kumar Agarwal, Address - Agarwals 502 5th Floor Mangal Kunj Apartment Vasant Vihar Kanke Road Ranchi- ,Father/Husband Name Late Daulat Ram Agarwal , PAN No.- *****633L, Permission Case No.- , Aadhaar No. *****5983
VENDOR	-Mr. Rajeev Choudhary, Address - Piska More Staff Bank Colony Sukhdeonagar Ranchi- , Father/Husband Name Indradev Choudhary , PAN No.- *****002P, Permission Case No.- , Aadhaar No. *****9428

Witness Information	Mr. Rohit Kumar Fogla , Address - Paras Bhawan Ratu Road Ranchi-, Father/Husband Name -Ratan Fogla
---------------------	--

Identifier Details	Mr. Rohit Kumar Fogla , Address - Paras Bhawan Ratu Road Ranchi-, Father/Husband Name -Ratan Fogla
--------------------	--

Property Id:530438		
Fee Rule:Sale Deed		
1	Stamp Duty	27,652

1	SP	900
Total		900

Property Id:530438		
Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	20,739
Total		20,743

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.

Tate Mundy
Adv.

Bijay Kumar Singh

Vendor

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant





Document Registration Summary 1

Date :-22-Jun-2021

- Government/Market Value: ₹691300/-
- Transaction Amount: ₹691300 /-
- Paid Stamp Duty: ₹27652 /-

Receipt : 483720

Receipt Date : 22-06-2021

Presenter Name: -

On Date 22-06-2021 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

PR	₹1
SP	₹900
LL	₹60
A1	₹20739
Stamp Duty	₹27652

Total	₹49352
--------------	---------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	27652	27652	0	GRAS	BijayKumarAgarwal	GRN Number : 2106046536 DEPT Transaction Id : 5f2e4c46c13509a86501 Transaction Type :	27652
PR	1	1	0	GRAS	BijayKumarAgarwal	GRN Number : 2106046679 DEPT Transaction Id : 026ad42ad2e2736befed Transaction Type :	1
SP	900	900	0	GRAS	BijayKumarAgarwal	GRN Number : 2106046679 DEPT Transaction Id : 026ad42ad2e2736befed Transaction Type :	900

A1	20739	20739	0	GRAS	BijayKumarAgarwal	GRN Number : 2106046679 DEPT Transaction Id : 026ad42ad2e2736befed Transaction Type :	20739
LL	3	60	-57	GRAS	BijayKumarAgarwal	GRN Number : 2106046679 DEPT Transaction Id : 026ad42ad2e2736befed Transaction Type :	60
Sub Total	49295	49352	-57				

Article : Sale Deed Number of Pages : 60

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000056566

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 27652, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 20739, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.691256/- , Transaction Amount :- Rs.691300/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Hatma Location :- Other Road, Hatma Word No 21 Property Boundaries :- East: Part Of R S Plot No.-839 E, West: R S Plot No.-806, South: Part of R S Plot No.-839 A/B (Gita Devi), North: R S Plot No.-838 Khata Number - 35Plot Number - 839Volume Number - 5Page Number - 83Holding Number - 0210004051000Z0 Area Of Land :- 2.00 Decimal

Sh./Smt.**Rajeev Choudhary** s/o/d/o/w/o **Indradev Choudhary** has presented the document for registration in this office



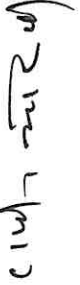



today dated :- **22-Jun-2021** Day :- **Tuesday** Time :- **11:44:06 AM**



Rajeev Choudhary(Individual)

Party Name	Document Type	Document Number
Rajeev Choudhary	PAN/UID	ABGPC5002P

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 Choudhary Address1 - Piska More Staff Bank Colony Sukhdeonagar Ranchi, Address2 - , , , Jharkhand PAN No.: ABGPC5002P, Permission Case No.-	Yes	Rajeev Choudhary Address:- , , , Staff Bank Colony Piska More, Hehal, , Ranchi, 834005, , Jharkhand, India		VENDOR Age:49			
2	Bijay Kumar Agarwal Address1 - Agarwals 502 5th Floor Mangal Kunj Apartment Vasant Vihar Kanke Road Ranchi, Address2 - , , , Jharkhand PAN No.: ACLPA1633L, Permission Case No.-	Yes	Bijay Kumar Agarwal Address:- Agarwals, 502, 5th Floor, Mangal Kunj Apartment, , Vasant Vihar, Kanke Road, , Morabadi, , Ranchi, 834008, , Jharkhand, India		VENDEE Age:57			


Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Rohit Kumar Fogla S/o-D/o Ratan Fogla Address1 - Paras Bhawan Ratu Road 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
-------	------------------------	-------	-------	-----------

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rohit Kumar Fogla Address1 - Paras Bhawan Ratu Road Ranchi, Address2 - , , , Jharkhand			


Signature of Operator Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**Rajeev Choudhary**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Rohit Kumar Fogla**) Son/Daughter/Wife of (**Ratan Fogla**) resident of (**Paras Bhawan Ratu Road Ranchi**) and by occupation (**Business**).

Signature of Registering Officer 

Date:- 22-Jun-2021

Seal and Signature of Registering Officer 

CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **22-Jun-2021** by **Rajeev Choudhary**, S/O, D/O, W/O **Indradev Choudhary** resident of Piska More Staff Bank Colony Sukhdeonagar Ranchi, .. This deed was registered as Document No:- **2021/RAN/3669/BK1/3272** in Book No :- **BK1**, Volume No :- 416 from Page No :- 399 to 458 at, office of **SRO - Ranchi**

Date:- **22-Jun-2021**


Registering Officer

