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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1b895cebb722aa2a1c18

Receipt Date : 04-Oct-2023 07:45:17 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300131992

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : MOTI INFRAHEIGHTS PVT LTD THRO ITS
DIRECTOR CHANDAN KUMAR (Vendee)

GRN Number : 2319546965



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 या 1 क सं० 5 के अधीन प्रयोज्य स्टाम्प
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

निबंधन पदाधिकारी

04/10/23

Mupak

4/10/23
Chandankumar
4/10/23
Ravi Kumar
4/10/23
Rupak and Kishor
4/10/23
Dharamchand Kumar
4/10/23

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।

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director
4/10/23

धुषोत्रम साह
4/10/23
Jyoti Kumari
4/10/23
गौरी लाल
4/10/23

संपत्ति का मूल्य - Development Agreement
 मुद्रांक - 100/-
 T.D.S. - 64/10

गर्भ वरिष्ठा पंजी से गिनाया किया
 जमीन का दर/डी.०. 1158065/- (Comm No)
 कच्चा कमान का दर/डी.०.
 पक्का कमान का दर/डी.०.
 एग्रेट का दर/डी.०.

64/10



G. Sahu 4/10/23
 प्राप्त पशुपालन की सुविधा
 एवं खाशनहल लीज में
 में वर्णित प्लॉट एवं नॉ.
 नहीं है।
G. Sahu
 4/10/23

W. S. 64/10
 W. S. Middle Finger Thumb
DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Ranchi on this the 04th day October, 2023, A.D.

BETWEEN

(1) BIRENDRA SAHU (DOB- 07.06.1970, PAN- CENPS2627L, UID - XXXX XXXX 0712, mob- 8102497807) son of Late Suraj Ram Sahu alias Suraj Nath Sahu, grandson of Late Kandrū Mahto, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora, P.S. - Argora, District - Ranchi, State - Jharkhand.

Karamchand Kumar
 4/10/23

Dharamchand Kumar
 4/10/23

मार्जन वन मुक्ति
04/10/23

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
 Director 4/10/23

(1) किरीट साहू
 4/10/23

Jweta Kumari
 4/10/23

पुनोत्तम साहू 4/10/23
श्री मी जाहू
 4/10/23

Rupshankar Kumar
 4/10/23

Ravi Kumar
 4/10/23

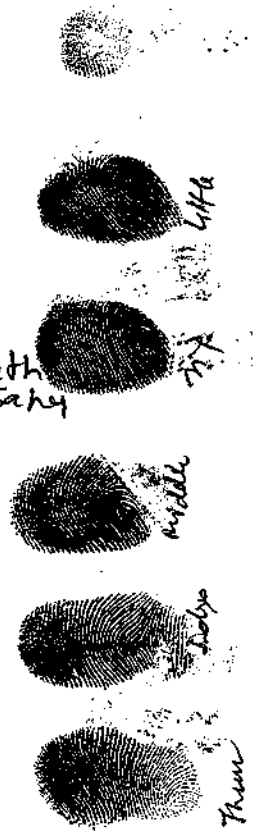
गैर न्यायिक प्रतिबंधित सूचक सं
 डा. 83, 256, 888
 124/88
 न मिलान किया जा रहा पाए



बिरेन्द्र साह
4/10/23



दिनांक 04/10/23 समय 10 to 1
संविनियमन अधिनियम 1908 धारा 52 के नियम 33
श्री Birendran Sahu
पिता श्री/स्व० S. Ram Sahu @ Suraj Nath Sahu
निवास स्थान Angora Panch
पेशा Business का लेख्यकारी के दावेदार या
अवर निबंधक द्वारा प्रमाणित
मुख्यारनामा सं० _____ वर्ष _____ के अधीन
लेख्यकारियों या दावेदारों में से एक श्री _____
के अभिकर्ता से दि० _____ के पुर्वाहृत/अपराहन
में अवर निबंधन कार्यालय में
निबंधन के लिए पेश किया



Mupak

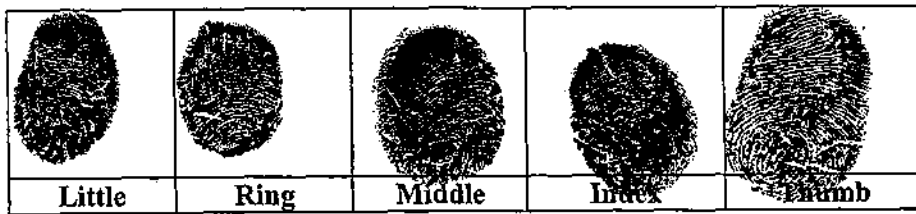
निबंधन परराधिकारी का हस्ताक्षर
04/10/2023



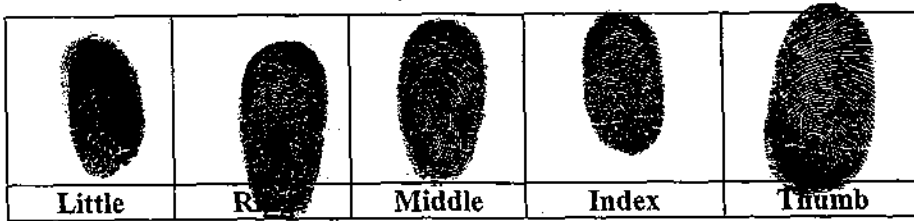
प्रवीर साहू
4/10/23



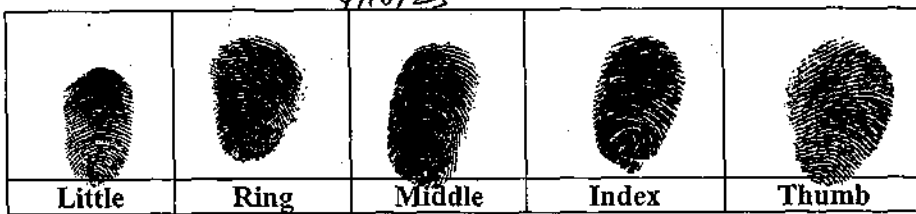
गोपी साहू
4/10/23



Jweta Kumari
4/10/23



Rupshand Kumar
4/10/23



Kosanchand Kumar
Dharamchand Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

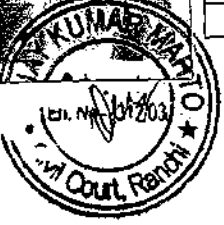
(2)
प्रवीर साहू
4/10/23

प्रवीर साहू
गोपी साहू

Jweta Kumari

Rupshand Kumar

Ravi Kumar



Ravi Kumar 4/10/23

Little	Ring	Middle	Index	Thumb



Karamchand Kumar 4/10/23

Little	Ring	Middle	Index	Thumb



Dharamchand Kumar 4/10/23

Little	Ring	Middle	Index	Thumb

Karamchand Kumar

Dharamchand Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(3)
सिद्धेश साहू

Sueta Kumari

युवाकिश साहू

Rupkhand Kumar

राजीव साहू

Ravi Kumar

- (2) PRUSHOTTAM SAHU (DOB- 10.12.1987, PAN- CEKPS3861K, UID - XXXX XXXX 2831 mob.- 8789950817) son of Late Suraj Ram Sahu alias Suraj Nath Sahu, grandson of Late Kandru Mahto, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora, P.S. - Argora, District - Ranchi, State - Jharkhand.
- (3) GOPI SAHU (DOB- 20.07.1936, PAN- BVOPK5859B, UID - XXXX XXXX 1699, mob.- 9835166845) son of Late Raghunath Sahu, grandson of Late Luta Sahu, by Caste - General, by Faith - Hindu, by Occupation - Business General (Not covered under C.N.T. Act 1908), Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand.
- (4) SWETA KUMARI (DOB- 01.11.1992, PAN- CFIPK5429J, UID - XXXX XXXX 8457, mob.-7004810752) wife of Ashish Kumar, daughter of Late Moti Ram Sahu, granddaughter of Late Doman Ram, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Housewife, Resident of Basant Vihar, Sahu Complex, P.S. - Argora, District - Ranchi, State - Jharkhand
- (5) RUPCHAND KUMAR (DOB-18.07.1990, PAN- CAGPK5335J, UID - XXXX XXXX 3072, mob.-7677067423) son of Kashiram Sahu, grandson of Late Dahru Sahu, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand.
- (6) RAVI KUMAR (DOB- 07.11.1992, PAN- HGFPK5487K, UID - XXXX XXXX 2331, mob.-6207698484) son of Kashiram Sahu, grandson of Late Dahru Sahu, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand.
- (7) KARMCHAND KUMAR (DOB- 25.08.1994, PAN- DLTPK2925R, UID - XXXX XXXX 6808, mob.-9570198504) son of Shiva Mahto, grandson of Late Nanhu Mahto, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand.

Karamchand Kumar

Dheerachand Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(4)
विप्रेत साहू

पुष्पेश साहू

गोपी साहू

Sweta Kumari

Rupchand Kumar

Ravi Kumar

(8) **DHARAMCHAND KUMAR** (DOB- 28.08.1999, PAN- GQXP0757F, UID – XX XXXX 4126, mob. 8210711391) son of Shiva Mahto, grandson of Late Nanhu Mahto, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State – Jharkhand

Hereinafter called and/or referred to as the "LAND OWNERS" (which expression shall unless repugnant to the context or meaning thereto mean and include their respective heirs, administrators, executors, assignees, legal representatives and / or successors in interest) of the FIRST PART;

AND

M/s **MOTI INFRAHEIGHTS PVT. LTD.** (PAN-AAMCM8963F) a company registered under Companies Act, 2013 having its Office at House No. 1862/A, Argora Basti, (Pundag Road Ranchi), P.O. & P.S. - Argora, District - Ranchi in the State of Jharkhand, represented through its one of the Director **CHANDAN KUMAR** (DOB-11.07.1987 UID – XXXX XXXX 9859, Mob. – 8051112524) son of Late Moti Ram Sahu, grandson of Late Doman Ram, by Caste - General (Not covered under C.N.T. Act 1908), by Occupation - Business, resident of House No. 1862/A, Argora Basti, Pundag Road, P.O. & P.S. - Argora, District – Ranchi, Jharkhand, Indian Citizen hereinafter called and /or referred to as the "DEVELOPER" which expression shall unless it be repugnant to the context or meaning thereof means and includes its administrators, legal representatives, nominee(s), assignees and /or successors in interest) of the SECOND PART.

WHEREAS the Parties of the First Part are the owner of all the piece and parcel of land bearing Khata no. 83, 206, 88 and 124, Plot No. 888, 958, 906, 907, 902, 903, 965 measuring an area 163.32 decimals situated at Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi corresponding to Ward No. 36 of Ranchi Municipal Corporation, Ranchi and under the jurisdiction of District Sub Registrar, Sadar, Registry office, Ranchi.

AND WHEREAS the said KhataNo. 83 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Jitram Mahto son of Dukhiya Mahto by caste Teli in Revisional Survey Record of Right as Kayami.

AND WHEREAS Khatiyani raiyat Jitram Mahto died leaving behind three sons namely (i) Kandru Mahto, (ii) Chuniya Sahu and (iii) Kali Ram. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful

Dharamchand Kumar
Dharamchand Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

विरेंद्र साहू (5)

पुष्पेश माहो

श्री जी साहू

Jweta Kumari

Rupchand Kumar

Ravi Kumar

possession thereof. That the landowner Kandru Mahto died leaving behind two sons namely (i) Ramlal Sahu and (ii) Suraj Nath Sahu alias Surajram Sahu. That the said Ramlal Sahu died leaving behind his only one son Tribeni Sahu, who also died leaving behind his wife Sahelini Devi.

AND WHEREAS the said Chuniya Sahu died leaving behind his only one son Bhuneshwar Sahu. That the said Kali Ram died leaving behind his only one son Raja Ram. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof.

AND WHEREAS the said (i) Sahelini Devi wife of Late Tribeni Sahu, (ii) Suraj Nath Sahu son of Late Kandru Mahto, (iii) Bhuneshwar Sahu son of Late Chuniya Sahu and (iv) Rajaram son of Late Kali Ram amicably partitioned the land aforesaid and others by virtue of family partition dated 19.08.2017 and each of them are in peaceful possession over their allotted share of land.

AND WHEREAS the said land owner Suraj Nath Sahu alias Surajram Sahu came in peaceful possession over his allotted share and enjoyed the same till his lifetime and died leaving behind his two sons namely (i) Birendra Sahu and (ii) Prushottam Sahu. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof. Later on they amicably partitioned the land aforesaid and others by virtue of family partition dated 05.11.2020 in which land of Khata no. 83, Plot No. 888, area 05 dec. and others land allotted in favour of Birendra Sahu and Khata no. 83, Plot No. 888, area 05 dec. and others land allotted in favour of Prushottam Sahu.

AND WHEREAS the said land owners (i) Birendra Sahu and (ii) Prushottam Sahu came in peaceful possession over their allotted share and got mutated their name in the seriasta of state through Town/Argora Anchal, Ranchi vide mutation case no. 1239R27/2020-21 and 1240R27/2020-21 and their name is also entered in Register II, Volume No. 39, Page No. 24 and Register II, Volume No. 39, Page No. 25 respectively and paid rent to the state with their own, name right title and interest.

AND WHEREAS the said Khata No. 206 of Village - Argora, P.S. - Argora, P.S. No. - 207, District - Ranchi is recorded in the name of Rushni Mahtoine, by caste Teli in Revisional Survey Record of Right as Kayami. That the said Rushni

MOTI INFRAHEIGHTS PVT. LTD.

Jandan Kumar
Director

(6)
विश्व सार

पुष्पेश्वर साहू

श्री वी केशव

Shweta Kumari

Rupkumar Singh

Ravi Kumar

Varan Chand Kumar

Dharamchand Kumar

Mahtoine died leaving behind his only one daughter Domni Mahtoine. As such being legal heir and successor she inherited the land aforesaid and came in peaceful possession thereof.

AND WHEREAS the said Domni Mahtoine died leaving behind three sons namely (i) Harakhnath Sahu (ii) Govind Sahu and (iii) Gopi Sahu. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof. Lateron they amicably partitioned the land aforesaid on dated 23.01.1977 and each of them allotted 37.66 decimals of land and came in peaceful possession thereof.

AND WHEREAS the said land owner Gopi Sahu came in peaceful possession over his allotted share over Khata no. 206 Plot no. 958, area 32.66 dec. and Plot no. 957 area 5 dec., total area 37.66 decimal of land and got mutated his name in the seriesta of state through Town Anchal, Ranchi vide mutation case no. 899R27/1988-89 and his name is also entered in Register II, Volume No. 7, Page No. 345 and paid rent to the state with his own, name right title and interest

AND WHEREAS the said land owner Harakhnath Sahu enjoyed his share of land 37.66 dec. of plot no. 958 till his lifetime died leaving behind his three sons namely (i) Baijnath Sahu, (ii) Maninath Sahu and (iii) Shivratan Sahu. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof.

AND WHEREAS the said land owners (i) Baijnath Sahu, (ii) Maninath Sahu and (iii) Shivratan Sahu amicably partitioned the land aforesaid and each of them are in peaceful possession over their allotted share of land.

AND WHEREAS the said land owner Maninath Sahu sold his share of land of Khata 206, Plot no. 958 area 04 dec. (out of 12.55 dec.) in favour of Sweta Kumari wife of Ashish Kumar by virtue of regd. deed of sale being no. 778 dated 07.02.2022 of D.S.R., Ranchi and put her in peaceful possession thereof.

AND WHEREAS after purchase the said the land owner Sweta Kumari came in peaceful possession and got mutated her name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. 384R27/2022-23 and her name is also entered in Register II, Volume No. 42, Page No. 93 and paid rent to the state with her own, name right title and interest.

AND WHEREAS the said Khata No.- 88 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Jainath Mahto, Sainath Mahto and Bhawnath Mahto by caste Teli in Revisional Survey Record of Right as Kayami.

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(7)
शिवरतन साहू

पुष्पेश साहू

श्री श्री साहू

Sweta Kumari

Rajesh Kumar

Ravi Kumar

Karamchand Kumar

Dharamchand Kumar

AND WHEREAS khatiyani raiyats amicably partitioned the land aforesaid and others and each of them are in peaceful possession over their allotted share of land.

AND WHEREAS one of the recorded tenant Bhawnath Mahto died leaving behind his three sons namely (i) Shivcharan Sahu, (ii) Dahru Sahu and (iii) Chedi Ram Sahu. Lateron they amicably partitioned the land aforesaid and others and each of them are in peaceful possession over their allotted share of land.

AND WHEREAS the one of the land owner Dahru Sahu died leaving behind his only one son Kashiram Sahu. As such being legal heirs and successor he inherited the land aforesaid left by his father. That the said Kashiram Sahu have two sons namely (i) Rupchand Kumar and (ii) Ravi Kumar.

AND WHEREAS the said land owner Kashiram Sahu and his two sons namely (i) Rupchand Kumar and (ii) Ravi Kumar amicably partitioned the land aforesaid and others by virtue of family partition dated 10.09.2021 in which land of Khata no. 88, Plot No. 906, area 31.83 decimal allotted in favour of **Rupchand Kumar** and land of Khata no. 88, Plot No. 906, area 7.17 dec., Plot no. 907, area 24.66 dec. allotted in favour of **Ravi Kumar**.

AND WHEREAS the said land owners (i) Rupchand Kumar and (ii) Ravi Kumar came in peaceful possession over their allotted share and got mutated their name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. 1494R27/2021-22 and his name is also entered in Register II, Volume No. 41, Page No. 81 and mutation case no. 1495R27/2021-22 and his name is also entered in Register II, Volume No. 41, Page No. 82 respectively and paid rent to the state with their own, name right title and interest.

AND WHEREAS the said KhataNo. 124 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Paithan Mahto and others by caste Teli in Revisional Survey Record of Right as Kayami.

AND WHEREAS Khatiyani raiyats amicably partitioned the land aforesaid and others and each of them are in peaceful possession over their allotted share of land.

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(8)
पुष्पेश्वर साहू

पुष्पेश्वर साहू

श्री पी साहू

Jweta Kumari

Rupchand Kumar

Ravi Kumar

Rupchand Kumar

Rupchand Kumar

AND WHEREAS the one of the recorded tenant Nanhu Mahto came in peaceful possession over his allotted share and enjoyed the same till his lifetime died leaving behind his only one son namely Shiva Mahto. As such being legal heir and successor he inherited the land aforesaid and came in peaceful possession thereof.

AND WHEREAS the landowner Shiva Mahto have two sons namely (i) Karamchand Kumar and (ii) Dharamchand Kumar. That an amicable partition held on 08.08.2019 held between the said sons of Shiva Mahto in which land of Khata no. 124, Plot No. 902, area 4.25 dec., Plot No. 903, area 02 dec. and Plot No. 965, area 17.75 dec. allotted in favour of Karamchand Kumar and land of Khata no. 124, Plot No. 902, area 4.25 dec., Plot No. 903, area 02 dec. and Plot No. 965, area 17.75 dec. allotted in favour of Dharamchand Kumar.

AND WHEREAS the said land owners (i) Karamchand Kumar and (ii) Dharamchand Kumar came in peaceful possession over their allotted share and got mutated their name in the serieta of state through Town/Argora Anchal, Ranchi vide mutation case no. 1250R27/2020-21 and his name is also entered in Register II, Volume No. 39, Page No. 5 and mutation case no. 1249R27/2020-21 and his name is also entered in Register II, Volume No. 39, Page No. 4 respectively and paid rent to the state with their own, name right title and interest.

AND WHEREAS the land owner interested in getting multistoried residential building/s complex developed and constructed through a reputed developer on the scheduled land and to acquire residential area in the shape of flats and parking spaces as consideration for permitting the developer to construct at its own exclusive cost and expense the multi-storied building/s residential complex over the scheduled land and is in search of a reputed developer who could develop the aforesaid land on reasonable terms and conditions as per the norms of Ranchi Municipal Corporation, Ranchi (R.M.C).

AND WHEREAS the aforesaid developer has offered to construct at its own cost Residential building/s on the owner' land and to give to the owner his shares as per details hereunder:

That the land owner will get share in the following manner out of total constructed area proportionate to their respective land (as maximum permissible) to be constructed on owner land.

MOTI INFRAHEIGHTS PVT. LTD.

Jandan Kumar
Director

(9)
विमल साहू

Jueta Kumari

पुष्पलक्ष्मी साहू

Karamchand Kumar

श्री पी लाल

Dharamchand Kumar

Karamchand Kumar
Dharamchand Kumar

In full, final and adequate consideration for the value of the developer's aforesaid land area and proportionate area which shall be conveyed by the owner in favour of the developer and or its nominee, and handing over of the said constructed area of the building hereinafter referred to as the "DEVELOPER'S AREA" for its prospective buyers said as nominee/s who may form an association of buyers or a new co-operative housing society for the purpose of buying and owning flats and parking space in the said building complex.

AND WHEREAS the plan for the construction of building/s on the aforesaid land shall be prepared and put up for sanction before the Ranchi Regional Development Authority / Ranchi Municipal Corporation and after the sanction of the plan by the Ranchi Regional Development Authority / Ranchi Municipal Corporation for the aforesaid land, the area falling under owner' share and developer's share shall be calculated accordingly in the ratio as per schedule "B" & "C" and shall be distributed among them in said proportion as per schedule "B" & "C".

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- A.1. OWNERS shall mean the said land owners own the LAND Property and their respective executors, administrators, representatives, heirs, successors in interest.
- A.2. DEVELOPER shall mean the said M/S MOTI INFRAHEIGHTS PVT. LTD. (PAN - AAMCM8963F) a company registered under companies Act 1956 firm having its Office at House No. 1862/A, Argora Basti, (Pundag Road Ranchi), P.O. & P.S. - Argora, District - Ranchi in the State of Jharkhand, represented through its one of the Director CHANDAN KUMAR Son of Late Moti Ram Sahu, by Occupation - Business, resident of House No. 1862/A, Argora Basti, (Pundag Road Ranchi), P.O. & P.S. - Argora, District - Ranchi in the State of Jharkhand and its successor in interest and assigns.
- A.3. LAND PROPERTY shall mean all that piece and parcel of land being more particularly described in FIRST SCHEDULE and shown within red delineation and with measurements in the sketch map attached to this agreement as part hereof.
- A.4. BUILDING shall mean the multistoried building complex to be constructed by name "PEARL THE CENTRAL PARK" on the said land property in accordance with the plan sanctioned by the Ranchi

Karamchand Kumar
Dharamchand Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(10)

पिपिली साहू

पुष्पेश साहू

श्री पी साहू

Jweta Kumari

Rajesh Kumar Singh

Ravi Kumar

Regional Development Authority / Ranchi Municipal Corporation being Building plan case no. RMC/GH/0806/W36/2022 dated 28.09.2022 for grant of licence on dated 23.09.2023 and the map sanctioned is under group housing and contain LIG/EWS units also designed & constructed as per I:S Code & N.E. Code.

- A.5. RESIDENTIAL SPACE shall mean Plinth Area including certain proportionate common areas & facilities as prescribed in Codes.
- A.6. PARKING SPACE: It shall mean any place in open/covered area reserved for parking of vehicles.
- A.7. COMMON FACILITIES and amenities shall include corridors, hall ways, stairways, passage ways, shafts drive ways, common lavatories, pump room, tube well, additional common over head tank, water pumps and motor, Lift and Generator and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and / or management of the building.
- A.8. COMMON EXPENSES: It shall mean and include a proportionate share of the cost charges and expenses for working, maintenance, upkeep replacement of common parts and common facilities including proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property, accruing after handing over of share of the owner. However, once the Agreement is signed all liabilities either Financial or Legal or otherwise of any kind to the Owner will cease to exist.
- A.9. SALEABLE SPACE: It 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.
- A.10. OWNER ALLOCATION: It shall be the constructed area in form of Residential Spaces and parking spaces in the aforesaid building together with the right title interest in common facilities as per specification mentioned in SCHEDULE "B" & "C" herewith and agreed upon by the OWNER.
- A.11. DEVELOPER'S ALLOCATION : It shall mean the balance constructed area as in the aforesaid building together with the right title interest in common facilities and amenities including the right to the use thereof and also the car parking space available at the said premises after providing for OWNER allocation as per specification mentioned SCHEDULE "B" & "C".

Karamchand Kumar

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Director

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A.12. SUPER BUILT UP AREA: It shall mean and include the carpet area of Residential Space, wall area, verandah, the proportionate area of staircase, guard room and generator room etc. This shall include total covered area.

B.1. The owner above named have agreed to appoint the aforesaid developer as the exclusive developer of the scheduled land and the developer hereby accepts from the owner the right to develop the land more fully detailed in the schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter appearing.

B.2. Immediately after the execution of this indenture, the developer at its own cost shall proceed expeditiously with all preliminaries, works relating to development of land like soil testing, measurement etc. and preparation of the plans, design, drawing etc. of the proposed building/s to be constructed on the said land norms of R.R.D.A / R.M.C. (or as per the maximum FAR permitted by R.R.D.A. / R.M.C. BYE -LAWS). The developer shall also be allowed to put up suitable sign boards and hoardings on the land for advertisement of the project. After getting the plans of the proposed building/s signed by the Developer/owner with other necessary papers, declarations etc. The developer shall submit the same to the Ranchi Regional Development Authority / Ranchi Municipal Corporation or to the competent authority for sanction. The developer shall get the plans sanctioned by the R.R.D.A. / R.M.C. at its own cost. The developer shall leave aside the owner' area to the owner on account of consideration for the value of the aforesaid area of land being the undivided such area to be transferred by the owner to the developer or its nominee/s. The owner shall extend their full co-operation to the developer in this regard.

B.3. The owner will permit the Developer and its employees, agents, workers and representative to enter upon the land along with the existing structures. The owner hereby gives the Developer possession of the said land and allow the developer to demolish any existing structures, and shall give photocopies of papers showing payment of the land, municipal tax, electric bill, land duly mutated in their name and clearing any outstanding dues of any kind of anybody pertaining to the said land, if any, to the developer immediately on receiving a written notice or verbal request in this regard from the developer, expressing its readiness and willingness to commence the work under this agreement.

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- B.4. The developer shall leave aside for the owner, the owner's area as considerations for the value of the undivided the aforesaid developed land to be transferred by the owner to the developer or its nominee/s. The developer shall be entitled to allot / enter into agreement for sale in respect of the developer's area to its prospective buyers who intend to purchase / acquire Residential Spaces and parking space to be constructed on the scheduled land.
- B.5. The owner agree and undertake that simultaneously with execution of indenture, they shall execute and give power of Attorney for construction in favour of the Developer, which shall be registered so that no hindrance or obstruction be caused to the developer and hereby giving the developer authority to enter upon the said land and in doing all such acts, deeds and/or things that may be necessary for the development planning , construction and sale of their constructed area comprising of Residential Spaces and parking spaces on the said land including getting / obtaining loan from any financial institution for their individual prospective buyers on its area and also to enable the developer to transfer its rights, title and interest of the said land and constructed area falling in its share.
- B.6. The owner shall be entitled to get share as per Schedule "B" & "C" in form of Residential Space and parking space out of the total constructed area as per the structural and architectural specifications detailed in Schedule "B" & "C" of this agreement and hence in future the owner will have no claim whatsoever on the area falling in the share of the developer. Likewise the Developer shall be entitled to get constructed area as per Schedule "B" & "C" and hence in future shall have no claim on the area falling in the share of owner.
- B.7. It is further agreed and undertaken by the developer and the owner that both of them shall have full right, title, ownership, interest over their respective area referred to above allotted to them as their respective share out of the total constructed area including all common area. Both of them shall be fully entitled to enjoy their respective area either by themselves individually or collectively or shall be fully entitled to gift, mortgage, lease, rent, sell, transfer, convey, grant, otherwise alienate or transfer their respective interest in any manner deemed fit by them to any person, association of persons, firms, companies, body corporate, co-operative society, government agencies etc. on such terms and conditions as may be decided individually or collectively. Both the parties shall be entitled to

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Dharamchand Kumar

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realize the sale proceed of their respective share in the constructed area or retain the same for their own use.

- B.8. As the project land is large the entire construction will be planned and should be completed in phases. The construction of each block is to be completed and the share of the owner in the proposed building/s is made ready and available by the developer to the owner within five years time with a grace period of 11 months from the date of sanction of the building plan by R.R.D.A. / R.M.C.
- B.9. That, however, if the construction of building is stopped or disturbed or stayed for any period on account of Force Majure causes, availability of essential items for construction, notice from RMC, Govt., Land dispute, change policy by the government agencies and on account of any decision of any legal authority and not for any fault of developer, and the period for which the said disturbance remains in operation, such period will not be taken into account while calculating the aforesaid period of completion. Further the owner will grant time extension.
- B.10. The developer shall be free to do all acts, deeds and things, required for development, its completion and thereafter marketing relating thereto at the developers own cost and expenses. The developer shall be entitled to arrange individual loan from the financial institution for its prospective allottees/buyers and the developer can also take project finance for expediting the project. The owner will have to sign all the necessary legal and statutory documents for this purpose without incurring any liability and developer will be solely responsible for liquidation of such loan, if received by it.
- B.11. The developer shall be entitled to develop the aforesaid land by constructing thereon Multi storied building comprising of Residential/commercial utility spaces and car parking space and other tenements in accordance with sanctioned building plans and to allot developer's exclusive area constructed on the scheduled land, layout and location to such person or persons the developer in its discretion thinks fit and to receive and realize the prices in respect of the allotment and sale of such tenements, Residential Spaces and parking space and to appropriate the same and to transfer as and when the said land is developed, or part or parts thereof from time to time to one or even more co-operative society or bodies corporate of the purchaser of tenements for the purpose aforementioned.

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Dhanumchand Kumar

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B.12. That the developer shall act as an independent developer in constructing the said building/s over the scheduled land and shall keep the owner indemnified from and against all third parties claims arising out of any act or omission against the development in or relating to construction of the said building/s.

B.13. The land owner hereby authorize the developer to do at their cost, if required, all acts, deed, matter, things and in particular subject to other provisions of this agreement:

- (i) To have the plans of the proposed building/s to be constructed on the aforesaid land prepared / amended with rules and regulations of the concerned authorities and to do and sign all writings and undertaking as may be necessary in connection with the approved and sanction of such amendments.
- (ii) To appoint architects, surveyors, engineers and contractors and other person/s.
- (iii) To make applications to the concerned authorities for obtaining electrical connection and permits or quotas for cement, steel and other controlled building materials.
- (iv) To enter into agreements for sale of or otherwise allot Residential/Commercial Spaces and parking space in the aforesaid building/s to the purchaser in respect of the developers' area only as per terms and conditions mentioned above.
- (v) To transfer the developer's area or part or parts thereof time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchaser of Residential Space and parking spaces and tenements in the aforesaid building.
- (vi) To give on ownership basis or other basis the developer's area in the building/s to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.
- (vii) And generally to do all acts, deeds and things for developing the said property mentioned in this agreement.
- (viii) To execute and do all acts, things and deeds or assurances for the completion of the sale deeds of the developed Residential Spaces, allocated to the Developer, as given in the schedule below.

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- (ix) To present for registering any document executed by him before the Registering authority and to admit execution thereof.
- (x) To enter into any agreement as Seller, in the Developer's own capacity and on his own account, with intending purchaser/purchasers for sale of the Residential/commercial spaces in the Schedule allocated to the Developer and to sign the agreement and register the same on our behalf, in case required.
- (xi) To Sell the said Residential/commercial spaces in the Schedule allocated to the Developer, in the Developer's own capacity and on his own account, except the Owner's dwelling units, to any interested person and to do all formalities for the same as mentioned in the contract.

B.14. Whenever required by the developer or the owner, both the parties shall join as the confirming parties in any agreement that the developer or owner may enter into with any person or persons who desires / desire to acquire Residential Spaces or portions in the building/s on ownership basis in their respective shares. All amount receivable under such agreement for sale of their respective portion shall be received respectively by them for their own use.

B.15. The owner shall make or execute in favour of the developer or their nominee/s said as buyers including co-operative housing society or association or person or a body corporate, a proper conveyance, Power of Attorney which shall be registered in the name of the nominee/s of the developer or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and / or their nominees to the aforesaid developed land.

B.16. The Land owner hereby declares:-

- (a) That the area of the schedule land is 163.32 Decimals.
- (b) That the property is freehold and the owners have title to the same free from all encumbrances.
- (c) That the said land is in their exclusive possession with absolute right, title and interest and the same is free from any encumbrance, debts, liens, charges and attachments and is in marketable condition and the owner have not created any encumbrance on the said property or any part thereof by way of sale, mortgage, exchange, trust, assessment, gift, right, lien, leave, license,

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permission, possession, charge inheritance or any other encumbrances whatsoever.

- (d) That no notice or notification for acquisition or acquisitions under the statute for the time being enforced, has been received, served or issued affecting the said land or any part thereof and the owner are entitled to develop and / or cause to be developed the said entire land.
- (e) That there is no notice or order passed by the Ranchi Regional Development Authority / Ranchi Municipal Corporation or any other body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or effecting the said property or any part thereof.
- (f) That there are no attachments either before or after judgment and there are no claims, demands, decrees, injunctions, orders, notice, insolvency notice, petitions or adjudication orders made or issued by or at the instant of any part thereof.
- (g) That apart from the owner, none else is entitled to or has any share, rights, title or interest in the said property or any part thereof either as a partner or any partnership or possession in any joint family or otherwise and that the owner are not benamidar or trustee for any one in respect of the aforesaid land the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.
- B.18. That owner hereby irrevocably undertake not to sell, dispose, and alienate the said property or any part thereof save and except enabling the developer to do such acts, things and deeds for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed and aforesaid proportions to the developer and the owner or person or persons nominated by the developer and the owner including the society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertake not to do any act, deed, matter or thing as shall be in contravention of the declaration made by them in the present clauses.
- B.19. The development of the said land shall be for and on account of the developer and neither the owner nor any other person or persons claiming through the owner shall have any right or interest in the development of the said land. If any person other than the owner claims his /her stake in

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Sweta Kumari

Rupchand 19/12/2018

Ravi Kumar

Harachand Kumar

Dheerachand Kumar

the land or constructed area then the owner will be held fully responsible to settle such claims and if any area is to be given to him / her, it will be given out of the area of the owner. The developer shall develop the said land in its own name and at its own cost and shall alone be responsible for the development of the said land.

- B.20. All the outgoings in respect of the aforesaid land relating to construction shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the scheduled land relating to the period prior to such development of land, which shall be the liability of the owner alone.
- B.21. That as the owner shall receive the consideration for the scheduled land in shape of constructed area, agreed between the parties as aforesaid, the owner shall at no time demand any further premium or have any interest in future dealing regarding the sale of developer's share.
- B.22. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.
- B.23. That Pearl the Central Park is big project which consists of several blocks, no. of children parks, Swimming Pool and common facilities so on so forth which needs regular maintenance and surveillance so that residents of the society can enjoy their dwellings and amenities in hassles free manner and live safely there with pride and dignity.
- B.23(a) And for that developer M/S MOTI INFRAHEIGHTS PVT LTD has contemplated to form a corpus/ reserve fund with the contributory support of flat owners, as regular maintenance and surveillance can't work without the contributory support of the purchasers and land owners. Contribution of unsold flats owned by land owners shall be borne by their respective land owners.
- B.23(b) That purchasers and land owners (owners of unsold units) shall have to pay one time contribution for the development of the said corpus fund as decided by developer for each unit, whereas after a period of time when escalation in the price of raw materials/ services will take place the contributory amount may be enhanced as per need.
- B. 23(c) That purchasers of the flats and land owners (for unsold flats of their shares) shall have to pay one time contribution prior to the registration/ possession of the flat.

Varan Chand Kumar

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MOTI INFRAHEIGHTS PVT. LTD.

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Yashwanth

S. J. Singh

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Rupkumar K. S. S.

Ravi Kumar

B.24 Day to day maintenance and security of such a huge society is a difficult task and it needs continuous monitoring and surveillance which is possible only by specialized service provider agencies hence it is decided unanimously in developer -owners meeting that maintenance part of the society will be hand over to a service provider agency/ agencies for smooth functioning on the part of maintenance and surveillance.

B.24(a) Developer has been authorized to select a suitable service provider agency/ agencies for that purpose. It is further decided that maintenance of the society will be given to service provider agency on yearly basis with proper due diligence and service provider agency will charge maintenance charge in advance on yearly basis from the flat owners and from the land owners (for unsold flats of their share) and in lieu that the agency / agencies shall be bound to provide hassle free services to the residents of the society

B 25. The developer will developed the infrastructure of the amenities as per development plan such that club house which consist of all the top class amenities and hand over it to the service provider agency/ agencies for smooth functioning. Membership charge of the club house will be decided by developer + monthly charge as per facility.

B.25(a) Pearl The Central Park is a huge project that can be developed in phased manner for that the developer has acquired more near by (adjacent) land by way of development agreement with due diligence by the bonafide land owners/ raiyats . It has been decided that first phase of the development plan will be implemented in 11.43 acres of the said land and rest will be developed in different phases. Land owners / raiyats are agreed on that point and they have given their prior consent for the future expansion of the project that mean there is no need take consent of the land owners every time for future expansion. Land owners / raiyats are agreed that they will not create any hindrance in the progress of ongoing and upcoming project.

B.26. Initially the developer was functioning under the banner of Moti Infrastructure, a duly formed partnership firm and lands from raiyats were acquired on the name of such partnership firm; later on it was decided by the partners of the firm to form a new company on the name and style of Moti Infraheights Pvt. Ltd which has been duly formed. It was also decided by the directors of the company to take over the partnership firm with its entire liabilities and assets and on the basis of that Resolution

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MOTI INFRAHEIGHTS PVT. LTD.

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Company has taken over the said partnership firm with due diligence with its entire liabilities and assets of this project.

- B.27 It is agreed that in all transfers of flat area the purchaser shall bear the cost of stamp duty, court fee and other registration charges.
- B.28 Any extra work, deviations and alterations if desired by the land owner from standard specification as scheduled in SCHEDULE "B" & "C" of this indenture, will have to be paid by the owner for their share only on actual basis. All charges / deposits paid by the prospective buyers of developers area to the developer such as charges for electricity connection, generator connection, intercom connection, legal expenses, transformer cost, Lift and/or any other charges.
- B.29. That the land owners will pay the GST & other taxes for their allotted share of Flats/land whichever is fixed by the Government Authority or Society/maintenance authority, before taking possession of flats from developer. That the said term & condition also applied for the prospective purchasers of land owner's share.
- B.30 That the land owners give full consent to the developer for amendment/rectification/alteration/expansion/revision in map of the proposed multistoried building, as well as development of other's land for the said project and to obtain necessary permission from the RMC Ranchi or other authorities as may be necessary and decided by developer. That the land owners give their full consent, N.O.C. for the same in this present development agreement, also the prospective purchasers of land owner's share never raise any objection regarding the same.
- B.31 In case of any difference arising out relating to the land or construction thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or relating to any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be settled by a reference to arbitration of arbitrators to be appointed and nominated by the developer the decision of the arbitrator shall be final and binding on both the parties.
- B.32. The owner agree to sign and execute at the costs of the developer in favour of the Developer the Registered Power of Attorney and / or Letters of Authorisation embodying such powers and authorities as may be required for carrying out the said construction works.

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MOTI INFRAHEIGHTS PVT. LTD.

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B.33. The Developer shall, be at liberty to make variation of and form the sanctioned building plans specifications, sections, elevations etc.

B.34. Upon completion of the development work and subject to the terms and conditions contained herein before or at such earlier time as may be mutually agreed upon the owner agree to make and execute in favour of the developer or its nominees and assigns including associations of persons or body corporate at the cost of the developers such conveyance or conveyances or such other deeds in writing as may be deemed necessary for assuring or perfecting the title of the developer and / or its nominees and assigns in transferring or conveying undivided proportionate share and rights in the land. In default of the owner executing such transfer/s and / or document/s in spite of service of a notice in writing of one month and subject to fulfillment of all obligation on the part of developer, the developer shall be entitled to take all steps as may be necessary for execution and registration of all such document/s, transfer/s and conveyance/s and for the said purpose, the owner do hereby nominate, constitute and appoint two nominees of the developer who may be nominated from time to time by the developer for the said purpose, as its true and lawful attorneys to act jointly and severally who shall be entitled at the cost of the developer to apply for and obtain income tax clearance certificate on behalf of and in name of the owner and also to execute the said documents and transfer/s and / or conveyance/s for and on behalf of and in the name of the owner and also to present and admit execution of the said documents, transfer/s, and / or conveyance/s before the registering authority and do all acts, deeds and things as may be necessary for granting such documents of title to the developer or its nominee/s.

B.35 That it is hereby expressly agreed by and between the parties here to that it will be the responsibility of the land owner to defend all actions and proceedings in respect of the title and/or possession of land property even after the completion of the project.

B.36 That Landowner and Developers will contribute equally for Group Housing, Affordable Housing, EWS/LIG scheme.

B.37 That any amount received or will be receive by the landowner from the Developer against the schedule land will be adjusted/ deducted @ 2000/- per sq.ft. out of landowner share.

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B.38. All dispute to be resolved by mutual consent, failing which Courts of Ranchi shall have jurisdiction over all matters or disputes.

C.1 That this Development Agreement is executed as per provision u/s 5(1) of Jharkhand Apartment (Flat) Act between landowner and Developer and both the parties will abide by all the rules and regulation of the Act.

C.2 That landowner and developer have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment (Flat) Act as details of share is mentioned in the Schedule of this Development and they will have no any objection if a party will sell his/her/their share to any purchaser(s).

ANNEXURE-1 SCHEDULE OF SPECIFICATIONS

FOUNDATION	:	RCC footing and column with anti termite both the foundation and plinth.
STRUCTURE	:	RCC Frame structure with brick works in cement mortar as per design and specification of structural consultants.
DOOR	:	Steel/Wooden Frame, Flush Door/Panel synthetic paint.
WINDOWS	:	Fully glazed Aluminum windows.
FLOORING	:	Marble/Tiles/Moizak
BATHROOM	:	Toilet Floor Ceramic Tiles upto 7' height.
ELECTRICAL	:	Underground Standard wiring.
WALL	:	Bricks with cement, inner walls shall be finished with plaster of Paris and external wall finished with weather coat with colour paint.
WATER SUPPLY	:	Over head water tank of adequate capacity with inside of walls & floors of tank with deep Boring.
COMMON SPACE	:	Tiles and Marble.

NOTE:- All materials to conform to I.S. Code & workmanship to be of superior quality.

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SCHEDULE "A" LAND REFERRED TO ABOVE

All that piece and parcel of land measuring 163.32 decimals situated at Village-Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi within Ward no. 36 of R.M.C, Ranchi under the jurisdiction of District Sub Registrar, Sadar, Registry office, Ranchi and bounded as follows and hereinafter referred to as the "Said Land" under:-

KHATA NO.- 83, 206, 88 & 124						
Sl. No.	Name of the land owner	Khata No.	Plot No.	Area (in dec)	Holding no.	Mutation no. Vol., Page
1.	Birendra Sahu	83	888	05.00	0380001011800Z0	1239R27/2020-21 V-39, P-24
2.	Prushottam Sahu	83	888	05.00	0380001027000Z0	1240R27/2020-21 V-39, P-25
3.	Gopi Sahu	206	958	32.66	0380007024000A3	899R27/1988-89 V-7, P.345
			957	5.00		
4.	Sweta Kumari	206	958	04.00	0380001006300Z0	384R27/2022-23 V-42, P-93
5.	Rupchand Kumar	88	906	31.83	0380001011600Z0	1494R27/2021-22 V-41, P-81
6.	Ravi Kumar	88	906	7.17	0380001026900Z0	1495R27/2021-22 V-41, P-82
			907	24.66		
7.	Karamchand Kumar	124	902	04.25	0380001022700Z0	1250R27/2020-21 V-39, P-5
			903	02.00		
			965	17.75		
8.	Dharamchand Kumar	124	902	04.25	0380001022300Z0	1249R27/2020-21 V-39, P-4
			903	02.00		
			965	17.75		
				163.32 dec.		

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Govt. value of land - Rs. 18,91,35,176/-

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Boundary of the land :-

North :- Argora Pundag Road

South :- Plot no. 967, 968, 971 & 973

East :- Plot no. 2600, 2602, 2603 & 2607

West :- Plot no. 912, 913, 956 & 953.

SCHEDULE-B (Land owners allocation)

That the land owners shall be allotted **40% (Forty Percent)** (as per Schedule-A land and F.A.R. achieved against it, excluding EWS/LIG F.A.R.) of the total super built-up area out of the total F.A.R. achieved against the Schedule-A land and undivided proportionate share with proportionate parking space in the residential building "Pearl The Central Park". For the use and possession over the same with an exclusive right to transfer convey sell, grant lease or otherwise alienate his interest to any person or persons, association of persons, firm, body Corporate etc.

SCHEDULE-C (Developers allocation)

That the developers shall be allotted remaining total super built-up area in building to be constructed over the Schedule-A property together with the proportionate undivided share in land and parking space in the residential/commercial building "Pearl The Central Park" after allotment of the owner's allocation as provided in Schedule -B. The allocation of the land owners' share shall be finalized mutually and differential will be compensated to other at the prevailing market price or as decided by the Developer on per sq. ft. basis. The EWS/LIG Flats will be allotted to developer.

CERTIFICATE

THIS IS TO CERTIFY that the land which is the subject matter of these presents and mentioned in the schedule is not the Government land. The same was neither acquired by the Government for Civil or military purposes nor it is Bhoodan land. The land is outside forest area limit and it does not belong to C.C.L or any other Public Sector Undertaking. It is neither the land of any Temple, Mosque, Church, Math.

It is further certified that the land is free from Ceiling. It is not the land of any Temple, Math, Church or Mosque, It is not the Khas Mahal nor Khuntkathi land.

Karamchand Kumar
Dheeramchand Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(24)

विशेष अधिकारी

पुणे महानगरपालिका

गौरी लाल शर्मा

Jyoti Kumari

Ravi Kumar

Ravi Kumar

This is to further certify the Landowner do not belong to the Community List of S.T., S.C. and B.C. which comes under the purview of C.N.T. Act 1908.

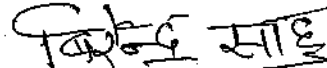
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective and seals on the date and at the place first above written in presence of the witnesses attesting hereunder:-

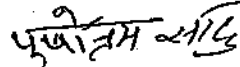
WITNESSES:

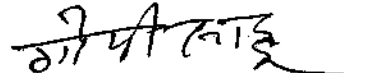
1. Pratiksh Burtabh
S/o - Durga Prasad,
Pundong, Ranchi - 4

2. Nchemizeu Horo
S/o Kamil Horo
Vill - Tangan, Itki
Ranchi.

Signed, Sealed & Delivered by


4/10/23


4/10/23


4/10/23

Janta Kumari
4/10/23

Rupkhand Prasad
4/10/23

Ravi Kumar
4/10/23

Karamchand Kumar
4/10/23

Dharamchand Kumar
4/10/23

MOTI INFRAHEIGHTS PVT. LTD.


Director

(25)

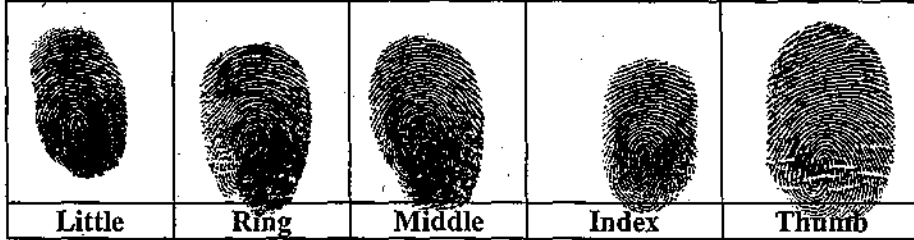
Signed, Sealed & Delivery by for M/S MOTI INFRA HEIGHTS PVT. LTD.



MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director 4/10/2023

(CHANDAN KUMAR) Director



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

Typed by:-

हरीश चंद्र

Drafted by:-
Chandan Kumar
4/10/23



Karamchand Kumar
Dheerachand Kumar

(20)
किरण साहू

Jweta Kumari

पुष्पताम साहू

Rudhramul 13/10/23

राजीव साहू

Rori Kumar

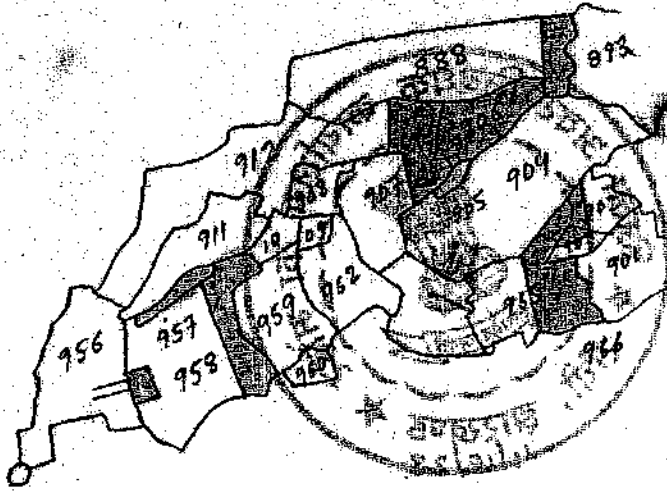


VILLAGE - ARGORA

THANA No - 207

P.S. ARGORA, DIST - RANCHI

<u>Plot No</u>	<u>Area</u>
	<u>A - Dec</u>
888 - - -	0 - 10
958 - - -	0 - 36.66
957 - - -	0 - 05
906 - - -	0 - 39
907 - - -	0 - 24.66
902 - - -	0 - 8.50
903 - - -	0 - 04
965 - - -	0 - 35.5
<hr/>	
TOTAL →	1 - 63.32



Suceta Kumari

कामरंजण कुमार

Karamchand Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Ravi Kumar
Ramesh Chand K...

Dharamchand Kumar

सुनील कुमार



Ranchi Municipal Corporation

FORM FOR SANCTION OF GROUP DEVELOPMENT SCHEME

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

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

C.KUMAR A.KUMAR R.KUMAR N.KUMAR A KUMAR
A.K.RAM A DEVI D KUMAR G DEVI K.KUMAR M.DEVI
R.R.SAHU S.K.RAM S.RAM B.SAHU P.SAHU S.DEVI A.K
SAHU A.K.SAHU P.K.SAHU B.SAHU S.PRASAD M.KUMAR
N.K.RAM P.PRASAD P.KUMAR S.KUMAR R K SAHU
S.K.SAHU A.K.SAHU R.K.SAHU.B.K SAHU R.SAHU S.SAHU
V.K.SAHU M.K.SAHU V.K.RAM V.K.RAM A.K.RAM J.P
SINGH L.SAHU R.KUMAR R.KUMAR A.DEVI A.KUMARI
A.KUMARI B.DEVI C.KUMAR J.DEVI AND OTHERS THR.MS
MOTI INFRAHEIGHTS PVT LTD THR.DIR CHANDAN KUMAR
1862/A NEAR JAYSHREE GREEN CITY ARGORA (PUNDAG
ROAD) P.O.+P.S.-ARGORA RANCHI JHARKHAND, 834002

Re:sanction of your building plan case no. RMC/GH/0806/W36/2022 dated 28/9/2022 for grant of license on Dated 23/9/2023 for the Group Development Scheme in Khata No.: 84,79,80,83,34,88,113,18,206,124,188,41 on RS Plot no.: 890,970,893,889,1048,891,894,895,888,904,905,907,908,906,899,900,901,966,898,1053,1054,1047,958,902,903,965,962,910,909,957,897,1055 Situated in Colony/Street: PUNDAG ROAD, Mohalla/Bazar/Road: ARGORA PUNDAG ROAD.

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner Ranchi Municipal Corporation, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of RS.6446072/-
2. You have to furnish & Deposit a Gift Deed of 566.63 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.6037855/- labour cess @ 1% of the project cost.

Ranchi Municipal Corporation



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जयरा देवी



जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदयनाथ साहीदेव	जैनाथ महतो, पेशरान - ओदवा महतो, वहिस्सा बराबर, जाति- तेली, निवासी- साकिनदेह व भीनाथ महतो, पेशरान - ओदवा महतो, वहिस्सा बराबर, जाति- तेली, निवासी- साकिनदेह व सैनाथ महतो, पेशरान - ओदवा महतो, वहिस्सा बराबर, जाति- तेली, निवासी- साकिनदेह

जिला का नाम राँची	अंचल का नाम अरगोड़ा	हलका का नाम हल्का-03	मौजा का नाम अरगोड़ा	खाता का रैयती प्रकार
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खेवट नम्बर 1	खाता नम्बर 88	थाना का नाम राँची	थाना नम्बर 207
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत/ अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/ सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
88	773	दोन जैनाथ महतो दोन जगरनाथ महतो	दोन तीन 8	0 (एकड़) 40 (डिसमील) 0			0	0	0	कायमी
	774	दोन भववाथ महतो दोन जगरनाथ महतो	दोन तीन 6	0 (एकड़) 50 (डिसमील) 0			0	0	0	
	775	टाड डायु उराव दोन जौनाथ महतो	दोन तीन 1	0 (एकड़) 40 (डिसमील) 0			0	0	0	
	866	नदी दोन गोपाल महतो	दोन दो 5	0 (एकड़) 58 (डिसमील) 0			0	0	0	
	869	दोन पुचा मुन्हा दोन गोपाल महतो	दोन दो 4	0 (एकड़) 48 (डिसमील) 0			0	0	0	
	906	दोन नीतराम महतो दोन खेमलाल साहु वगैरह	दोन तीन 5	0 (एकड़) 39 (डिसमील) 0	वतवजे मुसमात डोमन महतवाइन मां रैयत		0	0	0	
	907	दोन जीतराम महतो दोन खेमलाल साहु वगैरह	दोन दो 2	0 (एकड़) 68 (डिसमील) 0	वतवजे मुसमात डोमन महतवाइन मां रैयत		0	0	0	
	908	दोन करमा लोहार दोन गोधन महतो	दोन तीन 5	0 (एकड़) 20 (डिसमील) 0	वतवजे मुसमात डोमन महतवाइन मां रैयत		0	0	0	
	921	टाड राम चन्दर साहु दोन लक्षु महतो	दोन दो 5	0 (एकड़) 71 (डिसमील) 0			0	0	0	
	927	टाड प्रभु महतो टाड कौसुन साहु	टाड दो 1	0 (एकड़) 28 (डिसमील) 0			0	0	0	
	934	दोन भीसुआ महतो टाड पठान महतो	टाड दो 3	0 (एकड़) 48 (डिसमील) 0			0	0	0	



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदयनाथ साही देव	मुसमात रुसनी महताइन, जोजे - पतरु महतो, जाति- तेली, निवासी- शाकीन देह

जिला का नाम	राँची	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	मौजा का नाम	अरगोड़ा	खाता का प्रकार	रैयती
खेवट नम्बर 1		खाता नम्बर	206	थाना का नाम	राँची	थाना नम्बर	207		

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
206	957	दोन सरलाह सोहार दोन नीज	दोन दो 3	0 (एकड़) 5 (डिसमील) 0			4	13	9	कायमी
	958	दोन नीज टांड भुआल महतो	दोन एक 4	1 (एकड़) 8 (डिसमील) 0			4	13	9	
	972	टांड भआल महतो टांड मुनसी महतो	टांड दो 1	1 (एकड़) 0 (डिसमील) 0			4	13	9	
	1063	टांड गोधन महतो टांड सेकलाल साहु	टांड एक 1	0 (एकड़) 25 (डिसमील) 0			4	13	9	
	2201	टांड नीज दोन शिव नारायण महतो	दोन तीन 1	0 (एकड़) 21 (डिसमील) 0			4	13	9	
	2202	सड़क दोन शिव नारायण महतो	टांड दो 2	0 (एकड़) 76 (डिसमील) 0			4	13	9	
	2375	सड़क मकान गरु महतो वोगैरह	मकान/2, सहन/1 0	0 (एकड़) 5 (डिसमील) 0	जामुल/1 लकड़ी वकवजे रैयत		4	13	9	



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राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख



जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदयनाथ साहीदेव	जीतराम महतो, वल्द - बुरजीआ महतो, , जाति- तेली, निवासी- शाकीन देह

जिला का नाम	राँची	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	मौजा का नाम	अरगोड़ा	खाता का प्रकार	रैयती
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खेवट नम्बर 1	खाता नम्बर 83	थाना का नाम	राँची	थाना नम्बर 207
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
83	888	दोन गोपाल महतो दोन जे नाथ महतो	दोन दो 10	1 (एकड़) 31 (डिसमील) 0			6	7	6	कायमी
	948	रजमुरु महतो टाड़ सहनी उरांव	टाड़ दो 3	1 (एकड़) 32 (डिसमील) 0	वैर/1 लकड़ी लाह वकवजे रैयत फल वकवजे कुल मौजा		6	7	6	
	1072	सहन दोन जगत महतो	दोन तीन 2	0 (एकड़) 60 (डिसमील) 0			6	8	6	
	1087	दोन नान्दु उरांव सहन	टाड़ दो 1	0 (एकड़) 68 (डिसमील) 0						ऑनलाइन जॉर्च
	2372	मकान जदुपाहन वोगैरह मकान यदु महतो	मकान,सहन/1 0	0 (एकड़) 3 (डिसमील) 0			6	7	6	
	2376	सड़क टाड़ नीज	मकान,सहन/1 0	0 (एकड़) 1 (डिसमील) 0			6	7	6	
	2377	मकान नीज टाड़	टाड़ एक 1	0 (एकड़) 2 (डिसमील) 0	करेज/1 कुलहक		6	7	6	



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदयनाथ साहीदेव	अयरज महतो, वल्द - छद्दु महतो, एक हीसा वहिशा बराबर, जाति- तेली, निवासी- साकीन देह व जानमी महतो, वल्द - छद्दु महतो, एक हीसा वहिशा बराबर, जाति- तेली, निवासी- साकीन देह व नान्दु महतो, वल्द - छद्दु महतो, एक हीसा वहिशा बराबर, जाति- तेली, निवासी- साकीन देह व पैठान महतो, वल्द - जानमी महतो, एक हीसा वहिशा बराबर, जाति- तेली, निवासी- साकीन देह

जिला का नाम	राँची	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	मौजा का नाम	अरगोड़ा	खाता का प्रकार	रैयती
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खेवट नम्बर	खाता नम्बर	124	थाना का नाम	राँची	थाना नम्बर	207
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
124	902	दोन नैपाल अहीर वगैरह दोन नीज	टाड़ दो 1	0 (एकड़) 17 (डिसमील) 0			0	0	0	कायमी
	903	टाड़ नीज दोन नीज	दोन तीन 1	0 (एकड़) 8 (डिसमील) 0			0	0	0	
	938	टाड़ कमल मदटा रास्ता	टाड़ दो 2	0 (एकड़) 81 (डिसमील) 0			0	0	0	
	963	दोन जगनाथ महतो वगैरह दोन नीज	दोन एक 5	0 (एकड़) 44 (डिसमील) 0			0	0	0	
	964	दोन नीज टाड़ नीज	दोन दो 1	0 (एकड़) 19 (डिसमील) 0			0	0	0	
	937	दोन नीज टाड़ मंगल महतो	टाड़ दो 2	1 (एकड़) 58 (डिसमील) 0			0	0	0	
	987	टाड़ वीदुव साहू टाड़ महली उराँव	टाड़ दो 1	0 (एकड़) 55 (डिसमील) 0			0	0	0	

	महतो दोन रुगड़ी उराँव								
2616	दोन झुआल महतो दोन नीज	दोन दो 5	0 (एकड़) 42 (डिसमील) 0			0	0	0	
2622	टाड़ मोके उराव टाड़ साह देव उराँव	टाड़ दो 3	0 (एकड़) 65 (डिसमील) 0			0	0	0	
2684	टाड़ तुलसी उराँव टाड़ महतो उराँव	टाड़ दो 4	0 (एकड़) 54 (डिसमील) 0			0	0	0	
265	अज्ञात अज्ञात	दोन दो 0	0 (एकड़) 71 (डिसमील) 0			0	0	0	
खाता मे कुल प्लोट संख्या		18	खाता का कुल मिजान	8 (एकड़) 11 (डिसमील) 0	खाता का कुल			0 0 0	

यह एक कंप्यूटर जनित प्रति है

10/3/2023
10:57:56
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।



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पंजी II प्रति

भाग वर्तमान	39	पृष्ठ संख्या	24										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोड़ा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोड़ा	होल्डिंग संख्या	83	तोपी संख्या		धाना नम्बर	207	खाता का प्रकार	रेयती				
बिरेन्द्र साहु, पिता-सूरज राम साहु, जाति- तेली													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार				लगान	सेस					
83	888	0 ऐ 5 डि 0 हे	नामान्तरण मुकदमा संख्या 1239/2020 - 2021				30	0					
83	1087	0 ऐ 11.33 डि 0 हे											
	कुल परिमाण	0 ऐ 16.33 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
03-20-2021	0788826516	2020-2021	2020-2021	0	30	0	7.5	0	15	0	15	0	6
08-14-2022	0417557399	2021-2022	2022-2023	30	30	7.5	7.5	15	15	15	15	6	6
07-10-2023	0754244081	2023-2024	2023-2024	0	30	0	7.5	0	15	0	15	0	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 करें

8

ऑनलाइन जाँचा



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भाग वर्तमान	39	पृष्ठ संख्या	25										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोडा	होस्टिंग संख्या	83	तोड़ी संख्या		थाना नम्बर	207	खाता का प्रकार	रैपती				
पुत्रोत्तम साहू, पिता-सूरज राम साहू, जाति- तैली													
खाता नम्बर	खोटा संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
83	888	0 ऐ 5 डि 0 हे	नामान्तरण मुकदमा संख्या 1240/2020 - 2021						30	0			
83	1087	0 ऐ 11.33 डि 0 हे											
	कुल परिमाण	0 ऐ 16.33 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
03-20-2021	0696300528	2020-2021	2020-2021	0	30	0	7.5	0	15	0	15	0	6
08-14-2022	0139015176	2021-2022	2022-2023	30	30	7.5	7.5	15	15	15	15	6	6
09-14-2023	0434355096	2023-2024	2023-2024	0	30	0	7.5	0	15	0	15	0	6

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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 करें।



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भाग वर्तमान 7		पृष्ठ संख्या 345											
जिला का नाम	सँची अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा हलका का नाम	हल्का-03	इस्टेट का नाम	झारखण्ड						
मौजा का नाम	अरगोडा होल्डिंग संख्या	206,83,188,34,154,64,18,73,22,148,19,203,6,2,345	तौजी संख्या	0	धाना नम्बर	207	खाता का प्रकार	रैयती					
गोपी साहु, पिता-स्व. रघुनाथ साहु, जाति- -----													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार				तगान	सेस					
206	1089	0 ऐ 4 डि 0 हे	दाखित खारिज केश नम्बर 899/1988-89 द्वारा दिनांक 5.7.1988 को स्वीकृत हुआ।				100	145					
206	1090	0 ऐ 0 डि 0 हे											
206	1091	0 ऐ 0 डि 0 हे											
220	1751	0 ऐ 3.8 डि 0 हे											
206	1063	8 ऐ 333 डि 0 हे											
206	2375	2 ऐ 0 डि 0 हे											
83	2377	0 ऐ 1.25 डि 0 हे											
83	2376	0 ऐ 0 डि 0 हे											
188	914	0 ऐ 0 डि 0 हे											
188	915	0 ऐ 43 डि 0 हे											
206	2844	22 ऐ 66 डि 0 हे											
206	2845	0 ऐ 0 डि 0 हे											
34	2843	0 ऐ 28 डि 0 हे											
206	957	0 ऐ 5 डि 0 हे											
206	958	0 ऐ 32.66 डि 0 हे											
19	912	0 ऐ 0 डि 0 हे											
203	1812	0 ऐ 33 डि 0 हे											
148	1097	0 ऐ 25 डि 0 हे											
130	1093	0 ऐ 12 डि 0 हे											
130	1094	0 ऐ 9 डि 0 हे											
206	1104	75 ऐ 0 डि 0 हे											
206	1105	0 ऐ 0 डि 0 हे											
206	826	33 ऐ 50 डि 0 हे											
206	829	0 ऐ 7.5 डि 0 हे											
154	1085	0 ऐ 30 डि 0 हे											
154	1086	0 ऐ 0 डि 0 हे											
206	217	35 ऐ 33 डि 0 हे											
206	218	0 ऐ 0 डि 0 हे											
206	229	0 ऐ 0 डि 0 हे											
206	230	0 ऐ 0 डि 0 हे											
18	935	0 ऐ 33.33 डि 0 हे											
206	1588	8 ऐ 66 डि 0 हे											
73	1095	0 ऐ 6 डि 0 हे											
73	1096	0 ऐ 20 डि 0 हे											
कुल परिमाण		216 ऐ 16.539 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
04-21-2023	0089423486	2023-2024	2023-2024	0	100	0	25	0	50	0	50	0	20

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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 करें।



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भाग वर्तमान	42	पृष्ठ संख्या	93										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोडा	होलिंग संख्या	206	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रैयती				
SWETA KUMARI, SWETA KUMARI, पति-ASHISH KUMAR, जाति- तेली													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						तगान	सेस	
206	958	0 ऐ 4 डि 0 हे			नामान्तरण मुकदमा संख्या 384/2022 - 2023						40	0	
		कुल परिमाण											
		0 ऐ 4 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात 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
07-24-2022	0515358033	2022-2023	2022-2023	0	40	0	10	0	20	0	20	0	8

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Mutation Cases Not Found !!

List Of Case Status Details



यह एक कंप्यूटर जनित प्रति
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किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



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भाग वर्तमान	41	पृष्ठ संख्या	81										
जिला का नाम	राँची	अनुमंडल-नाम	सदर	अंचल का नाम	अरगोड़ा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोड़ा	होलिंग संख्या	88	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैपती				
रूपचन्द कुमार, पिता-काशीराम साह, जाति- —													
खाता नम्बर	906	प्लॉट संख्या		रकबा	परिवर्तन के लिए प्राधिकार				लगान	सेस			
88				0 ऐ 31.83 डि 0 हे	नामान्तरण मुकदमा संख्या 1494/2021 - 2022				300	0			
		कुल परिमाण		0 ऐ 31.83 डि 0 हे									
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात
03-17-2022	0984486487	2021-2022	2021-2022	0	300	0	75	0	150	0	150	0	60
07-17-2022	0873896479	2022-2023	2022-2023	0	300	0	75	0	150	0	150	0	60

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Mutation Cases Not Found !!

List Of Case Status Details

कृपया देखें



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
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करे



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भाग वर्तमान	41	पृष्ठ संख्या	82										
खिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हल्का का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोडा	होलिंग संख्या	88	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रैयती				
रवि कुमार, पिता-काशीराम साहू, जाति- —													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस	
88	906	0 ऐ 7.17 डि 0 हे			नामान्तरण मुकदमा संख्या 1495/2021 - 2022						200	0	
88	907	0 ऐ 24.66 डि 0 हे											
	कुल परिमाण	0 ऐ 31.83 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत 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
03-17-2022	0671700310	2021-2022	2021-2022	0	200	0	50	0	100	0	100	0	40
07-17-2022	0540249550	2022-2023	2022-2023	0	200	0	50	0	100	0	100	0	40

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Mutation Cases Not Found !!

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



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भाग वर्तमान	39	प्लॉट संख्या	5							तगान	सेस		
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोड़ा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND	खाता का प्रकार	रैयती		
मौजा का नाम	अरगोड़ा	होलिंग संख्या	124	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार		रैयती			
करमचन्द कुमार, पिता-शिव महतो, जाति- तेली													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						तगान	सेस			
124	902	0 ऐ 4.25 डि 0 हे	नामान्तरण मुकदमा संख्या 1250/2020 - 2021						80	0			
124	903	0 ऐ 2 डि 0 हे											
124	963	0 ऐ 6 डि 0 हे											
124	964	0 ऐ 4.75 डि 0 हे											
124	965	0 ऐ 17.75 डि 0 हे											
124	967	0 ऐ 1.5 डि 0 हे											
124	2292	0 ऐ 3 डि 0 हे											
कुल परिमाण		0 ऐ 39.25 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
01-29-2021	0515288012	2020-2021	2020-2021	0	80	0	20	0	40	0	40	0	16
05-29-2022	0131059768	2021-2022	2022-2023	80	80	20	20	40	40	40	40	16	16
07-24-2023	0035649680	2023-2024	2023-2024	0	80	0	20	0	40	0	40	0	16

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 अधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करें



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

October 3, 2023

भाग वर्तमान	39	पृष्ठ संख्या	4							
जिला का नाम	रौंजी	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND	
मौजा का नाम	अरगोडा	हॉलिंग संख्या	124	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रैयती	

धरमचन्द कुमार, पिता-शिव महतो, जाति- तेली

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
124	902	0 ऐ 4.25 डि 0 हे	नामान्तरण मुकदमा संख्या 1249/2020 - 2021	80	0
124	903	0 ऐ 2 डि 0 हे			
124	963	0 ऐ 6 डि 0 हे			
124	964	0 ऐ 4.75 डि 0 हे			
124	965	0 ऐ 17.75 डि 0 हे			
124	967	0 ऐ 1.5 डि 0 हे			
124	2291	0 ऐ 3 डि 0 हे			
	कुल परिमाण	0 ऐ 39.25 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
03-21-2021	0856834362	2020-2021	2020-2021	0	80	0	20	0	40	0	40	0	16
05-29-2022	0319993650	2021-2022	2022-2023	80	80	20	20	40	40	40	40	16	16
07-24-2023	0662068350	2023-2024	2023-2024	0	80	0	20	0	40	0	40	0	16

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

अरगोडा अरगोडा 207 बिरिन्द्र साहु		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
83	1087,888	0 एकड़ 16.33 डिसमील 0 हेक्टर

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

मांग बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल (नकदी)	30.00				30.00	30.00
गुजारी (भावली)	7.50				7.50	7.50
सेस					
सूद	15.00				15.00	15.00
मुतफरकात	15.00				15.00	15.00
मीजान	6.00				6.00	6.00
	73.50				73.50	73.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				30.00	30.00	
गुजारी (भावली)				7.50	7.50	
सेस						
सूद				15.00	15.00	
मुतफरकात				15.00	15.00	
मीजान अदायकारी				6.00	6.00	
				73.50	73.50	

(१) मीजान कुल (लफजों में) : One Hundred Fourty Seven Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 147.00

तारीख अमला तहसील कुनिन्दा : 14-08-2022

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

अरगोड़ा अरगोड़ा 207 पुष्पेत्तम साहु		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
83	1087,888	0 एकड़ 16.33 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल (नकदी)	30.00				30.00	30.00
गुजारी (भावली)	7.50				7.50	7.50
सेस	15.00				15.00	15.00
सूद	15.00				15.00	15.00
मुतफरकात	6.00				6.00	6.00
मीजान	73.50				73.50	73.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				30.00	30.00	
गुजारी (भावली)				7.50	7.50	
सेस				15.00	15.00	
सूद				15.00	15.00	
मुतफरकात				6.00	6.00	
मीजान अदायकारी				73.50	73.50	

(१) मीजान कुल (लफजों में) : One Hundred Fourty Seven Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 147.00

तारीख अमला तहसील कुनिन्दा : 14-08-2022

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

V

अरगोडा अरगोडा 207 SWETA KUMARI, SWETA KUMARI		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
206	958	0 एकड़ 4 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	40.00					40.00
गुजारी (भावली)	10.00					10.00
सेस					20.00
सूद	20.00					20.00
मुतफरकात	20.00					20.00
मीजान	8.00					8.00
	98.00					98.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मीतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					40.00	
गुजारी (भावली)					10.00	
सेस					20.00	
सूद					20.00	
मुतफरकात					20.00	
मीजान अदायकारी					8.00	
					98.00	

(१) मीजान कुल (लफजों में) : Ninety Eight Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 98.00

तारीख अमला तहसील कुनिन्दा : 24-07-2022

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

अरगोडा | अरगोडा | 207 | गोपी साहू

खाता संख्या	खेसरा संख्या
130,154,18,188,19,203,206,220,73,83	1063,1085,1086,1089,1090,1091,1093,1094,1095,1096,1097,1104,1105,1588,1751,1812,217,218,229,230,2375,2376,2

अराजी नकदी अराजी भावली तफसील हिसाब लगान भावली

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

मांग भावत	साताना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	100.00				100.00	
गुजारी (भावली)	25.00				25.00	
सेस	50.00				50.00	
सूद	50.00				50.00	
मुतफरकात	20.00				20.00	
मोजान	245.00				245.00	

तफसील अदायकारी

अदायकारी भावत	बकाया				मोतालबा हाल (2022-2023)	फजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					100.00	
गुजारी (भावली)					25.00	
सेस					50.00	
सूद					50.00	
मुतफरकात					20.00	
मोजान अदायकारी					245.00	

(१) सीजान कुल (लफजों में): Two Hundred Forty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 01-07-2022

हास महाव का बकाया मालगुजारी पर (खिवाय ऐसे बकायों पर जिन पर कि सर्टीफिकेट 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 अधिकारी से संपर्क करें।

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

Print

अरगोडा अरगोडा 207 रवि कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
88	906,907	0 एकड़ 31.83 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	200.00					200.00
गुजारी (भावली)	50.00					50.00
सेस	100.00					100.00
सूद	100.00					100.00
मुतफरकात	100.00					100.00
मीजान	40.00					40.00
	490.00					490.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					200.00	
गुजारी (भावली)					50.00	
सेस					100.00	
सूद					100.00	
मुतफरकात					100.00	
मीजान अदायकारी					40.00	
					490.00	

(१) मीजान कुल (तफजों में) : Four Hundred Ninety Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 490.00

तारीख अमला तहसील कुनिन्दा : 17-07-2022

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

अरगोडा अरगोडा 207 रूपचन्द कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
88	906	0 एकड़ 31.83 डिसमील 0 हेक्टर

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

मांग बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	300.00					300.00
गुजारी (भावली)	75.00					75.00
सेस	150.00					150.00
सूद	150.00					150.00
मुतफरकात	150.00					150.00
मीजान	60.00					60.00
	735.00					735.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मीतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					300.00	
गुजारी (भावली)					75.00	
सेस					150.00	
सूद					150.00	
मुतफरकात					150.00	
मीजान अदायकारी					60.00	
					735.00	

(१) मीजान कुल (लफजों में) : Seven Hundred Thirty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 735.00

तारीख अमला तहसील कुनिन्दा : 17-07-2022

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



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

अरगोडा अरगोड़ा 207 धरमचन्द्र कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
124	2291,902,903,963,964,965,967	0 एकड़ 39.25 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल (नकदी)	80.00				80.00	80.00
गुजारी (भावली)	20.00				20.00	20.00
सेस	40.00				40.00	40.00
सूद	40.00				40.00	40.00
मुतफरकात	16.00				16.00	16.00
मीजान	196.00				196.00	196.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				80.00	80.00	
गुजारी (भावली)				20.00	20.00	
सेस				40.00	40.00	
सूद				40.00	40.00	
मुतफरकात				16.00	16.00	
मीजान अदायकारी				196.00	196.00	

(१) मीजान कुल (लफजों में) : Three Hundred Ninety Two Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 392.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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

अरगोडा अरगोडा 207 करमचन्द्र कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
124	2292,902,903,963,964,965,967	0 एकड़ 39.25 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल गुजारी (नकदी)	80.00				80.00	80.00
सेस (भावली)	20.00				20.00	20.00
सूद	40.00				40.00	40.00
मुतफरकात	40.00				40.00	40.00
मीजान	16.00				16.00	16.00
	196.00				196.00	196.00

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मोतालबा हाल (2022-2023)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल गुजारी (नकदी)					80.00	80.00	
सेस (भावली)					20.00	20.00	
सूद					40.00	40.00	
मुतफरकात					40.00	40.00	
मीजान अदायकारी					16.00	16.00	
					196.00	196.00	

(१) मीजान कुल (लफजों में) : Three Hundred Ninety Two Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 392.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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

RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr /Mrs /Ms
SWETA KUMARI W/O ASHISH KUMAR
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/256984/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 0 6 3 0 0 Z 0

The annual rent value of this holding is Rs. 56 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 36 (Old Ward No. 38) , 56 /- is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	56	486	430	430
2	Holding Tax @ 2%	Quarter: 4/ Year: 2021-2022	40	162000	161960	161960
	Total amount		96	162486	162390	162390




Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



For Details Please visit www.ranchimunicipal.com
OR Call us at 1800942113 or 36513500700

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RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr /Mrs /Ms
DHARAMCHAND KUMAR S/O SHIVA MAHTO
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/355914/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 2 2 3 0 0 Z 0

The annual rent value of this holding is Rs. 549.5 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 36 (Old Ward No. 38) , 549.5 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the year 2022-2023.

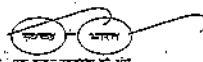
Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	549.52	5563.68	5014.16	5014.16
2	Holding Tax @ 2%	Quarter: 4/ Year: 2020-2021	392.52	3974.08	3581.56	3581.56
	Total amount		942.04	9537.76	8595.72	8595.72



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



For Details Please Visit www.ranchimunicipal.com
QR Call us at 18006604115 or 0651-2600700

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RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr /Mrs /Ms
KARAMCHAND KUMAR S/O SHIVA MAHTO
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/355918/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 2 2 7 0 0 Z 0

The annual rent value of this holding is Rs. 549.5 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 36 (Old Ward No. 38) , 549.5 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	549.52	5563.68	5014.16	5014.16
2	Holding Tax @ 2%	Quarter: 4/ Year: 2020-2021	392.52	3974.08	3581.56	3581.56
	Total amount		942.04	9537.76	8595.72	8595.72



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr /Mrs /Ms
BIRENDRA SAHU S/O SURAJ RAM SAHU
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/259300/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 1 1 8 0 0 2 0

The annual rent value of this holding is Rs. 228.62 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 36 (Old Ward No. 38) , 228.62 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the year 2022-2023.

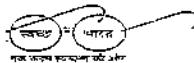
Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	228.64	2314.76	2086.12	2086.12
2	Holding Tax @ 2%	Quarter: 4/ Year: 2020-2021	163.32	1653.4	1490.08	1490.08
	Total amount		391.96	3968.16	3576.2	3576.2



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



For Details Please Visit : www.ranchimunicipal.com
OR Call us at 19002504115 or 0651-3600700

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RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr /Mrs /Ms
PURUSHOTTAM SAHU S/O SURAJ RAM SAHU
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/391254/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 2 7 0 0 0 Z 0

The annual rent value of this holding is Rs. 228.62 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 36 (Old Ward No. 38) , 228.62 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	228.64	2314.76	2086.12	2086.12
2	Holding Tax @ 2%	Quarter: 4/ Year: 2020-2021	163.32	1653.4	1490.08	1490.08
	Total amount		391.96	3968.16	3576.2	3576.2



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



For Details Please visit www.ranchimunicipal.com
OR Call us at 18936904119 or 065113500100

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RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi
(Revenue branch)

Notice of property tax prescribed under section 152 (B) cum read Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules of Jharkhand Municipal Act, 2011.

Mr /Mrs /Ms
RAVI KUMAR S/O KASHI RAM SAHU
Address: ARGORA PUNDAG ROAD RANCHI RANCHI.

Memo No. : FAM/038/391253/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No:-

0 3 8 0 0 0 1 0 2 6 9 0 0 Z 0

The annual rent value of this holding is Rs. 445.62 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 36 (Old Ward No. 38) , 445.62 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the year 2022-2023.

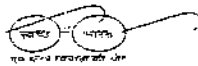
Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	445.64	4511.92	4066.28	4066.28
2	Holding Tax @ 2%	Quarter: 4/ Year: 2021-2022	318.32	3222.8	2904.48	2904.48
	Total amount.		763.96	7734.72	6970.76	6970.76



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.

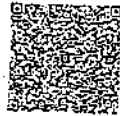




भारत सरकार
Government of India



धरमचंद कुमार
Dharamchand Kumar
जन्म तिथि/DOB: 28/08/1999
पुरुष / MALE



4346 6908 4126

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India

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बस्ती पुन्दाग रोड रांची, डोरंडा, रांची,
झारखण्ड - 834002

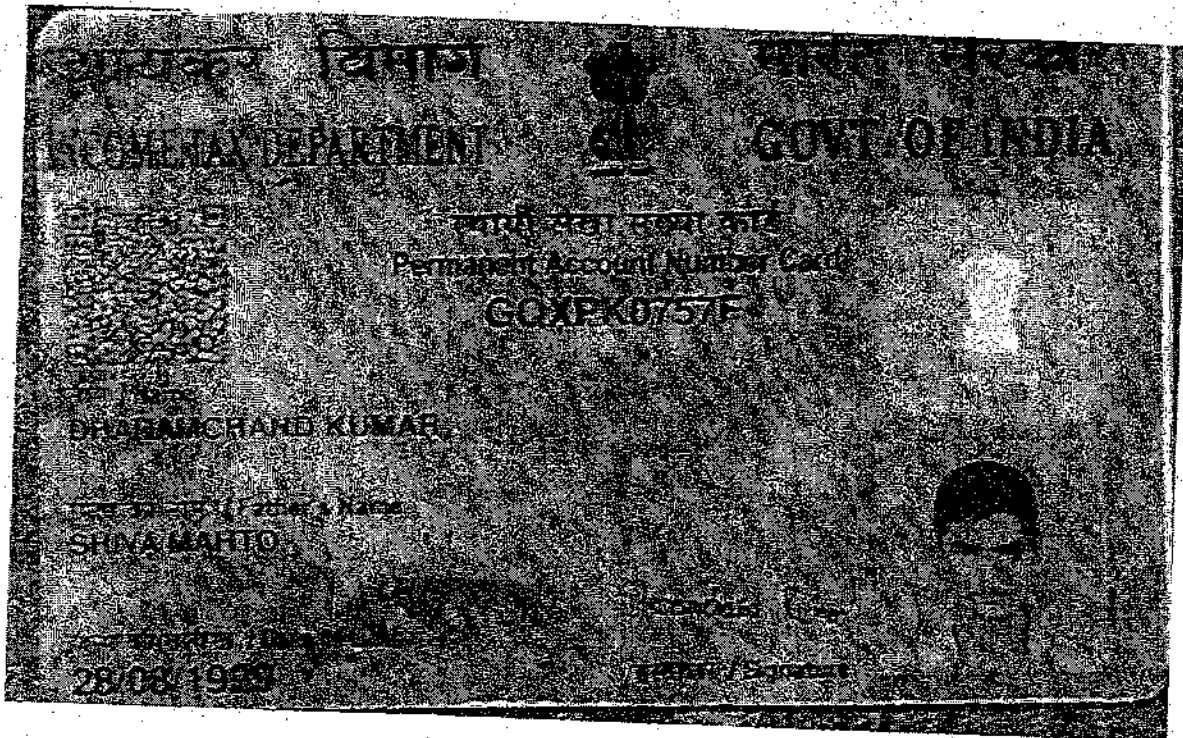
Address:
S/O Shiva Mahto, Mili Argora
Basti Pundag Road Ranchi,
Doranda, Ranchi,
Jharkhand - 834002


4346 6908 4126




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 भारत सरकार
 Government of India



 आधार


Issue Date: 28/07/2011


 Karamchand Kumar
 Date of Birth/DOB: 25/08/1994
 Male/ MALE

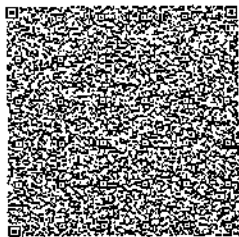
3352 8190 6808
 VID : 9107 9005 4334 2651

मेरा आधार, मेरी पहचान


 भारतीय विधिक पहचान प्राधिकरण
 Unique Identification Authority of India


 आधार

Address:
 S/O Shiva Mahto, ARGORA BASTI, PUNDAG
 ROAD, Doranda, Ranchi,
 Jharkhand - 834002



3352 8190 6808
 VID : 9107 9005 4334 2651

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भारत सरकार
 GOVERNMENT OF INDIA

कर्मचंद कुमार
 KARAMCHAND KUMAR

शिवा माहो
 SHIVA MAHTO

25/08/1994
 Date of Birth/DOB

3352 8190 6808
 Unique Identification Number

9107 9005 4334 2651
 VID



भारत सरकार
GOVERNMENT OF INDIA

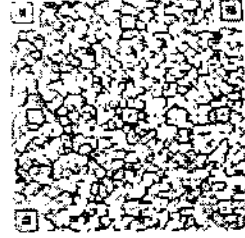


Rupchand Kumar

जन्म तिथि : DOB. 18-07-1990

पुरुष / MALE

Mobile No.: 7677067423



9177 9393 3072

मेरा आधार, मेरी पहचान

भारतीय विभागीय पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

आधार
Address

S/O Kashi Ram Sahu, Argora
Basti, Pundag Road
ARGORA, Ranchi, Jharkhand
834002

पता
S/O कशी राम साहू, अरगोड़ा कस्बा, पुन्दाग
बेस्ट अरगोड़ा, राँची
झारखण्ड - 834002

1947

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www.uidai.gov.in

PO Box No. 1947
Bengaluru 560 017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RUPCHAND KUMAR

KASHI RAM SAHU

18/07/1990

CAGPK5335J

Rupchand Kumar



भारतीय विभिन्न पहचान प्राधिकरण
INTEGRATED NATIONAL AUTHORITY OF INDIA

Address
Gopi Sahu (Raghu Nath Sahu)
Main Road, Argem-Bassi
ARGEM-BASSI
Jharkhand - 814002

पता
श्री. ग. साहू (राघुनाथ साहू)
मुख्य रोड, अर्गेम-बासी
जार्खण्ड - 814002

5275 0652 1699



भारत सरकार
GOVT OF INDIA
भारतीय विभिन्न पहचान प्राधिकरण
INTEGRATED NATIONAL AUTHORITY OF INDIA

भारत सरकार
GOVT OF INDIA



गोपी साहू
Gopi Sahu
DOB: 20/07/1936
पुंस / MALE

5275 0652 1699

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

GOPU KANSHI

RAGHU NATH SAHU

20/07/1936

Permanent Account Number

BYOPK5859B

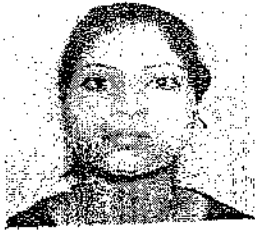
Gopi Kanashi
Signature



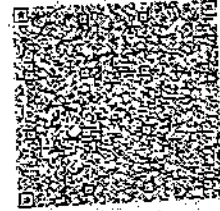
05/11/2016



भारत सरकार
Government of India



श्वेता कुमारी
Sweta Kumari
जन्म तिथि/DOB: 01/11/1992
महिला/ FEMALE



4596 7306 8457

VID: 9177 6223 3215 1361

मेरी आधार मेरी पहचान

आधार
Unique Identification Authority of India

पता:
W/O आशीष कुमार, 1823 ए, बसंत विहार साह कॉम्प्लेक्स,
हरमू हाउसिंग कोलोनी, हरमू, डोरंडा, रांची,
झारखण्ड - 834002

Address:
W/O Ashish Kumar, 1823 A, Basant Vihar
Sahu Complex, Harmu Housing Colony,
Harmu, Doranda, Ranchi,
Jharkhand - 834002

4596 7306 8457
VID: 9177 6223 3215 1361

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWETA KUMARI

MOTI RAM SAHU

01/11/1992

Permanent Account Number

CFIPK5429J

Signature

Sweta Kumari



01/11/1992



भारतीय एकान्वयन पहचान प्राधिकरण
Unique Identification Authority of India

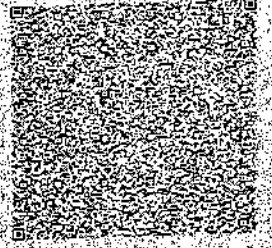


भारत सरकार
Government of India

पुरुषोत्तम साहू
Prushottam Sahu
जन्म तिथि/DOB: 10/12/1987
पुरुष/ MALE

Security Data: 2b02201d

पता:
S/O: सुरज नाथ साहू, कटहल मोर रोड, अरगोडा,
डोरंडा, रांची,
झारखण्ड - 834002
Address:
S/O: Suraj Nath Sahu, Kathal More Road,
Argora, Doranda, Ranchi,
Jharkhand - 834002



8111 2294 2831

VID : 9120 6704 4050 1145

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8111 2294 2831

VID : 9120 6704 4050 1145

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

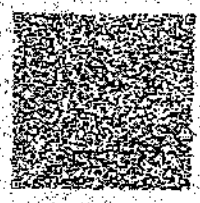


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CEKPS3861K





PRUSHOTTAM SAHU

पिता का नाम / Father's Name
SURAJ NATH SAHU


जन्म तिथि / Date of Birth
10/12/1987

हस्ताक्षर / Signature


 भारत सरकार
 Government of India


 बिरेंद्र साहू
 Birendra Sahu
 जन्म तिथि/DOB: 07/06/1970
 पुरुष/ MALE

8553 4937 0712
 VID : 9154 4370 7695 1088
 मेरा आधार, मेरी पहचान


 भारत सरकार
 Unique Identification Authority of India


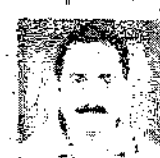
S/O. सुरज नथ साहू, कटार मोर रोड, बरगोड़ा
 ROAD BAROGORA BASTI, PO BAROGORA, Barangora
 District - 834002

Address:
 S/O. सुरज नथ साहू, कटार मोर रोड, बरगोड़ा
 ROAD BAROGORA BASTI, PO BAROGORA, Barangora
 District - 834002

8553 4937 0712
 VID : 9154 4370 7695 1088

आयकर विभाग
 INCOME TAX DEPARTMENT
 BIRENDRA SAHU
 SURAJ NATH SAHU
 07/06/1970
 CENPS2627L
 बिरेंद्र साहू

भारत सरकार
 GOVT. OF INDIA

Argora

नाममौजा अरगोड़ा पीटनम्बर १

नाम चाना शेंची

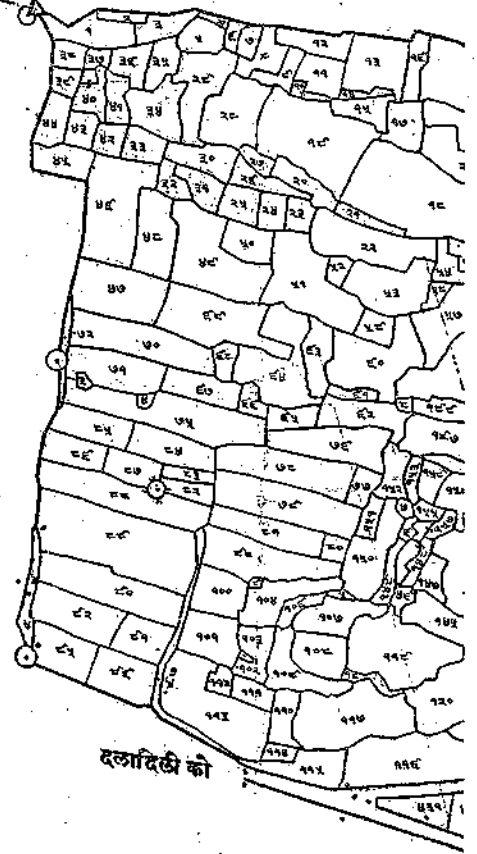
चाना नम्बर २०७

ज़िला राँची

स्केल एक माइल बराबर १६ इंच

सन् १९३२ - ३३ इस्वी

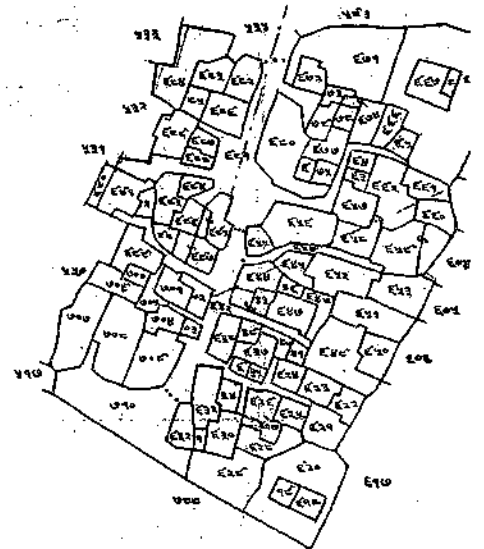
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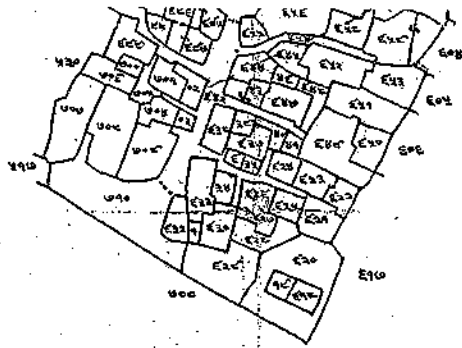


Index to sheets.



क
स्केल ३२ इंच बराबर १ माइल

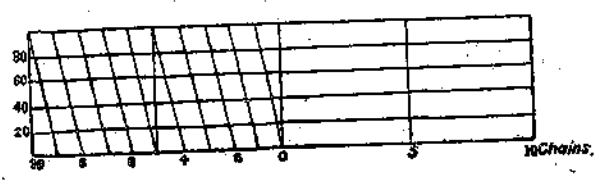


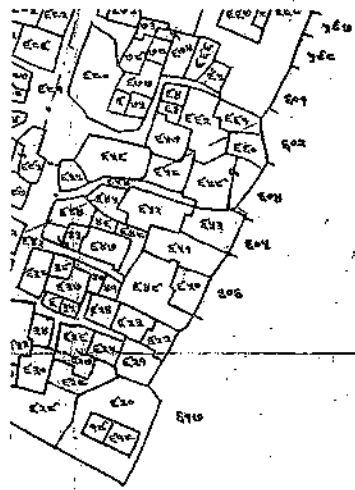


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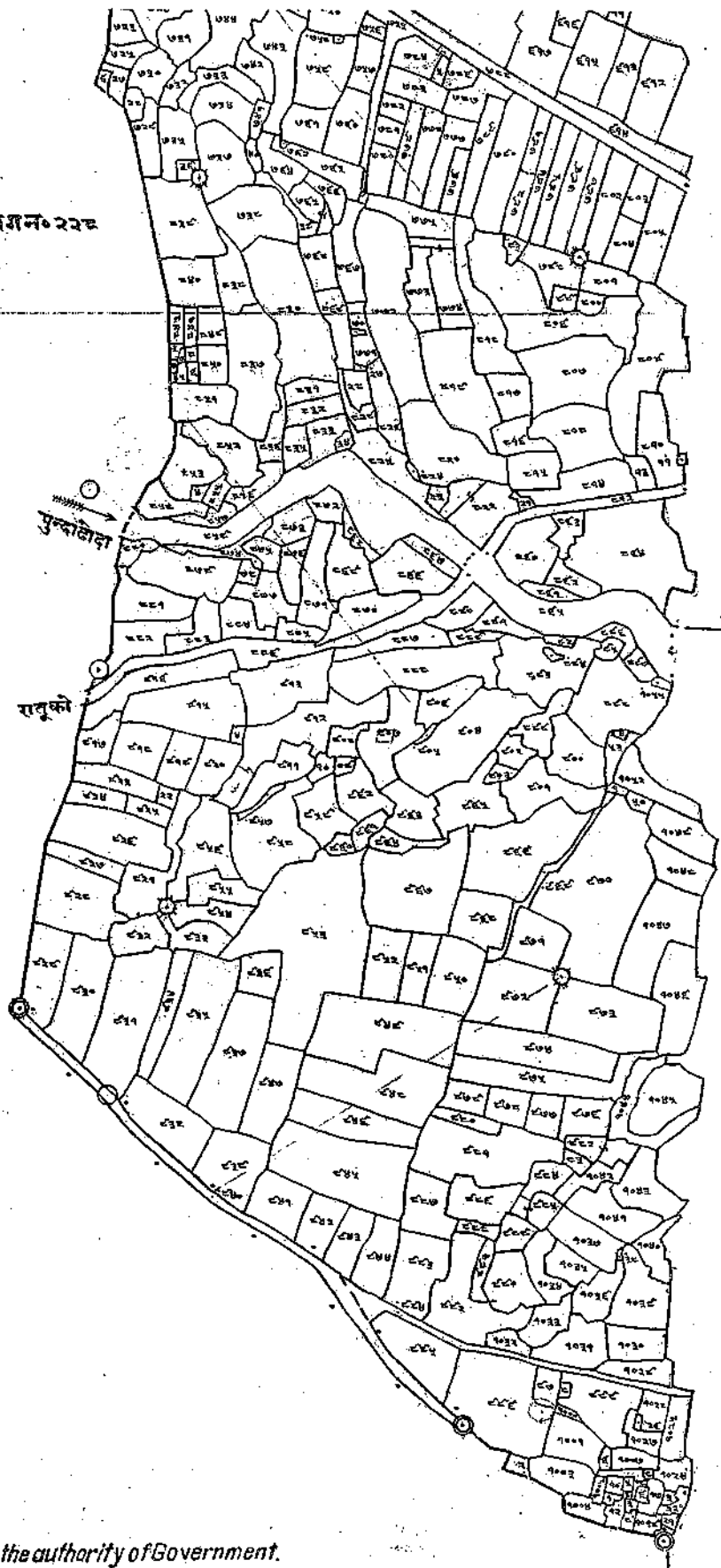
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मुन्दागन नं २२८



मुन्दागिदा

रावुकी

खिलास जीट नम्बर ३

109A

Made and published under the authority of Government.

L. M. Anglin

Superintendent of Survey.

डाहनाती

हेतल न०२०३

बजरा न०१४०



लादिली की

स्कूल ३२ इन्वेंचरी माडल

पुन्दागान २२८

सिलान पीटनम्बर

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी - II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होल्टिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



Pre Registration Docket

Date :- 03-10-2023 07:09 pm

Office Name :- SRO - Ranchi
Token No:- 202300131992

Apoinment :- 04-Oct-2023 Time:- 12:0

Article	Development Agreement
Pre Registration Date	03-Oct-2023
No. Of Pages	87
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 72,624.

Property Id: 1077739

Valuation No. : 1461795 / 2023	:- 2023-2024	Date : 03-October-2023 18:31:PM	
State : Jharkhand	District : Ranchi	Tahsil : Argora	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora	
Argora Ward No 36 Village Code 207 - Main Road			
Khata Number - 88			
Plot Number - 888			
Volume Number - 39			
Page Number - 24, 25			
Holding Number - 038000101180020, 038000102700020			
Property Rates			
Commercial Land (Y)			
₹1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	10 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1 10 x 1158065 = 11580650	₹1,15,80,650/-
A	Total		₹1,15,80,650/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,15,80,700/-
Total Amount in Words : One Crore Fifteen Lakhs Eighty Thousands Seven Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 10.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	11580650
Transaction Amount	186240400

Property Id: **1077744**

Valuation No. : 1461789 / 2023	:- 2023-2024	Date : 03-October-2023 18:29:PM	
State : Jharkhand	District : Ranchi	Tahsil : Argora	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora	
Argora Ward No 36 Village Code 207 - Main Road			
Khata Number - 206			
Plot Number - 958			
Volume Number - 7, 42			
Page Number - 345, 93			
Holding Number - 0380007024000A3, 0380001006300Z0			
Property Rates			
Commercial Land (Y)			
₹1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	36.66 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 36.66 x 1158065=42454662.9	₹4,24,54,663/-
A	Total		₹4,24,54,663/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,24,54,700/-
Total Amount in Words : Four Crore Twenty Four Lakhs Fifty Four Thousands Seven Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 36.66 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	42454662.9
Transaction Amount	-

Property Id: 1077751

Valuation No. : 1461801 / 2023		:- 2023-2024		Date : 03-October-2023 18:34:PM	
State : Jharkhand		District : Ranchi		Tahsil : Argora	
Land Type : Urban		Corporation : Ranchi Municipal Corporation Argora		Village/City : Argora	
Argora Ward No 36 Village Code 207 - Main Road					
Khata Number - 206					
Plot Number - 957					
Volume Number - 7					
Page Number - 345					
Holding Number - 0380007024000A3					
Property Rates					
Residential Land (Y)					
₹579032/- Decimal					
Valuation Rule : Residential Land					
Property Details					
I		Land area		5 Decimal	
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1.5 * 579032 = 2895160		₹28,95,160/-	
A	Total			₹28,95,160/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹28,95,200/-	
Total Amount in Words : Twenty Eight Lakhs Ninety Five Thousand Two Hundred Rupees Only					

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 5.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	2895160
Transaction Amount	-

Property Id: 1077754

Valuation No. : 1461805 / 2023		:- 2023-2024		Date : 03-October-2023 18:37:PM	
State : Jharkhand		District : Ranchi		Tahsil : Argora	
Land Type : Urban		Corporation : Ranchi Municipal Corporation Argora		Village/City : Argora	

Argora Ward No 36 Village Code 207 - Main Road			
Khata Number - 88			
Plot Number - 906			
Volume Number - 41			
Page Number - 81, 82			
Holding Number - 0380001011600Z0, 0380001026900Z0			
Property Rates			
Commercial Land (Y)			
₹1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area 39 Decimal		
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 39 x 1158065 = 45164535	₹4,51,64,535/-
A	Total		₹4,51,64,535/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,51,64,600
Total Amount in Words : Four Crore Fifty One Lakhs Sixty Four Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 39.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	45164535
Transaction Amount	-

Property Id: 1077758

Valuation No. : 1461809 / 2023	:- 2023-2024	Date : 03-October-2023 18:39:PM
State : Jharkhand	District : Ranchi	Tahsil : Argora
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora
Argora Ward No 36 Village Code 207 - Main Road		
Khata Number - 88		
Plot Number - 907		
Volume Number - 41		
Page Number - 82		
Holding Number - 0380001026900Z0		
Property Rates		

Commercial Land (Y)			
₹1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	24.66 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	24.66 x ₹1158065 = 28557882.9	₹2,85,57,883/-
A	Total		₹2,85,57,883/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,85,57,900/-
Total Amount in Words - Two Crore Eighty Five Lakhs Fifty Seven Thousands Nine Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 24.66 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	28557882.9
Transaction Amount	-

Property Id: 1077763

Valuation No. : 1461815 / 2023	: - 2023-2024	Date : 03-October-2023 18:42:PM
State : Jharkhand	District : Ranchi	Tahsil : Argora
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora
Argora Ward No 36 Village Code 207 - Main Road		
Khata Number - 124		
Plot Number - 902		
Volume Number - 39		
Page Number - 4, 5		
Holding Number - 0380001022700Z0, 0380001022300Z0		
Property Rates		
Commercial Land (Y)		
₹1158065/- Decimal		
Valuation Rule : Commercial land		
Property Details		
1	Land area	8.50 Decimal
Calculation Details		

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	$8.5 \times 1158065 = 9843552.5$	₹98,43,553/-
A	Total		₹98,43,553/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹98,43,600/-
Total Amount in Words : Ninety Eight Lakhs Forty Three Thousands Six Hundred Rupees Only	

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 8.50 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	9843552.5
Transaction Amount	-

Property Id: 1077768

Valuation No. : 1463119 / 2023	:- 2023-2024	Date : 04-October-2023 13:33:PM	
State : Jharkhand	District : Ranchi	Tahsil : Argora	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora	
Argora Ward No 36 Village Code 207 - Main Road			
Khata Number - 124			
Plot Number - 903			
Volume Number - 39			
Page Number - 4/5			
Holding Number - 0380001022700Z0, 0380001022300Z0			
Property Rates			
Commercial Land (Y)			
₹1158065/Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	$4 \times 1158065 = 4632260$	₹46,32,260/-
A	Total		₹46,32,260/-
Total Valuation (A)	₹46,32,300/-		
Total Amount in Words : Forty Six Lakhs Thirty Two Thousands Three Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 4.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	4632260
Transaction Amount	-

Property Id: 1077770

Valuation No. : 1463121 / 2023	:- 2023-2024	Date : 04-October-2023 13:34:PM	
State - Jharkhand	District - Ranchi	Tahsil - Argora	
Land Type - Urban	Corporation - Ranchi Municipal Corporation Argora	Village/City - Argora	
Argora Ward No 36 Village Code 207 - Main Road			
Khata Number - 124			
Plot Number - 965			
Volume Number - 39			
Page Number - 4, 5			
Holding Number - 038000102270020 / 038000102230020			
Property Rates			
Commercial Land (Y)			
1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
Land area	35.50 Decimal		
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1158065 x 35.5 = 41111307.5	41111307.5
A	GR		41111307.5
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			41111307.5
Total Amount in Words : Four Crore Eleven Lakhs Eleven Thousand Four Hundred and 07/100			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 35.50 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	41111307.5
Transaction Amount	-

CLAIMANT	-Ms. MOTI INFRAHEIGHTS PVT LTD THRO ITS DIRECTOR CHANDAN KUMAR, ,Father/Husband Name LATE MOTI RAM SAHU , PAN No.- Date Of Birth-11-Jul-1987,Permission Case No.- , Aadhaar No. *****9859, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - H. NO. 1862/A, ARGORA BASTI, PUNDAG ROAD, ARGORA, RANCHI, Pin Code-834002
EXECUTANTS	-Mr. RUPCHAND KUMAR, ,Father/Husband Name KASHIRAM SAHU , PAN No.- Date Of Birth-18-Jul-1990,Permission Case No.- , Aadhaar No. *****3072, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. BIRENDRA SAHU, ,Father/Husband Name LATE SURAJ RAM SAHU ALIAS SURAJ NATH SAHU , PAN No.- Date Of Birth-07-Jun-1970,Permission Case No.- , Aadhaar No. *****0712, Country-india, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA, Pin Code-834002
	-Mr. PRUSHOTTAM SAHU, ,Father/Husband Name LATE SURAJ RAM SAHU ALIAS SURAJ NATH SAHU , PAN No.- Date Of Birth-10-Dec-1987,Permission Case No.- , Aadhaar No. *****2831, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA, RANCHI, Pin Code-834002
	-Mrs. SWETA KUMARI, ,Father/Husband Name LATE MOTI RAM SAHU , PAN No.- Date Of Birth-01-Nov-1992,Permission Case No.- , Aadhaar No. *****8457, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - BASANT VIHAR, SAHU COMPLEX, ARGORA, RANCHI, Pin Code-834002
	-Mr. GOPI SAHU, ,Father/Husband Name LATE RAGHUNATH SAHU , PAN No.- Date Of Birth-20-Jul-1936,Permission Case No.- , Aadhaar No. *****1699, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. RAVI KUMAR, ,Father/Husband Name KASHIRAM SAHU , PAN No.- Date Of Birth-07-Nov-1992,Permission Case No.- , Aadhaar No. *****2331, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. KARMCHAND KUMAR, ,Father/Husband Name SHIVA MAHTO , PAN No.- Date Of Birth-25-Aug-1994,Permission Case No.- , Aadhaar No. *****6808, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002

-Mr. DHARAMCHAND KUMAR, ,Father/Husband Name SHIVA MAHTO , PAN No.- Date Of Birth-28-Aug-1999,Permission Case No.- , Aadhaar No. ***4126, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002**

Witness Information Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD

Identifier Details Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,610
Total		2,610

Fee Rule:Development Agreement		
1	A1	46,56,010
2	LL	10
3	PR	4
Total		46,56,024

Sr.No. Exemption Detail Amount

Exemption for Low Income Group
 1 A1 4586010

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.

Chandan Kumar
 Deed Writer / Advocate

MOTI INFRAHEIGHTS PVT. LTD.
Chandan Kumar
 Vendee / Claimant Director

धरमचंद कुमार
Karamchand Kumar
 Vendor / Executant *धरमचंद कुमार*

रवि कुमार
रवि कुमार
Dharamchand Kumar
धरमचंद कुमार
Sweta Kumar



Document Registration Summary 1

Date :-04-Oct-2023

- Government/Market Value: ₹186240400/-
- Transaction Amount: ₹186240400 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 911965

Receipt Date : 04-10-2023

Presenter Name: - *Birendra Sahu*

PR

₹4

SP

₹2610

LL

₹10

A1

₹70000

Stamp Duty

₹100

On Date 04-10-2023 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Total

₹72724

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MotiInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319546965 DEPT Transaction Id : 1b895cebb722aa2a1c18 Transaction Type :	100
PR	4	4	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319549126 DEPT Transaction Id : f598f75116f13b041132 Transaction Type :	4
SP	2610	2610	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319549126 DEPT Transaction Id : f598f75116f13b041132 Transaction Type :	2610
A1	70000	70000	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319549126 DEPT Transaction Id : f598f75116f13b041132 Transaction Type :	70000
LL	10	10	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319549126 DEPT Transaction Id : f598f75116f13b041132 Transaction Type :	10

Sub Total	72628	72724	-96				
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Article : Development Agreement Number of Pages : 174

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	4586010 /-

Mic

Signature of Operator

Signature

Signature of Head Clerk

Signature

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300131992

Deed Type	Development Agreement
Number of Pages	174
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 4, SP :- Rs. 2610, A1 :- Rs. 70000, LL :- Rs. 10,
Property No.	1
Valuation Details	Value :- Rs.11580650/- , Transaction Amount :- Rs.186240400/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 83Plot Number - 888Volume Number - 39Page Number - 24, 25Holding Number - 0380001011800Z0, 0380001027000Z0 Area Of Land :- 10.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.42454663/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 206Plot Number - 958Volume Number - 7, 42Page Number - 345, 93Holding Number - 0380007024000A3, 0380001006300Z0 Area Of Land :- 36.66 Decimal
Property No.	3
Valuation Details	Value :- Rs.2895160/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 206Plot Number - 957Volume Number - 7Page Number - 345Holding Number - 0380007024000A3 Area Of Land :- 5.00 Decimal
Property No.	4

Valuation Details	Value :- Rs.45164535/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 88Plot Number - 906Volume Number - 41Page Number - 81, 82Holding Number - 0380001011600Z0, 0380001026900Z0 Area Of Land :- 39.00 Decimal
Property No.	5
Valuation Details	Value :- Rs.28557883/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 88Plot Number - 907Volume Number - 41Page Number - 82Holding Number - 0380001026900Z0 Area Of Land :- 24.66 Decimal
Property No.	6
Valuation Details	Value :- Rs.9843553/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 124Plot Number - 902Volume Number - 39Page Number - 4, 5Holding Number - 0380001022700Z0, 0380001022300Z0 Area Of Land :- 8.50 Decimal
Property No.	7
Valuation Details	Value :- Rs.4632260/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 124Plot Number - 903Volume Number - 39Page Number - 4, 5Holding Number - 0380001022700Z0, 0380001022300Z0 Area Of Land :- 4.00 Decimal
Property No.	8
Valuation Details	Value :- Rs.41111308/- , Transaction Amount :- Rs.0/-

Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207 Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD Khata Number - 124Plot Number - 965Volume Number - 39Page Number - 4, 5Holding Number - 0380001022700Z0, 0380001022300Z0 Area Of Land :- 35.50 Decimal
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Sh./Smt.**BIRENDRA SAHU s/o/d/o/w/o LATE SURAJ RAM SAHU ALIAS SURAJ NATH SAHU** has presented the document for registration in this office









today dated :- **04-Oct-2023** Day :- **Wednesday** Time :- **13:57:33 PM**









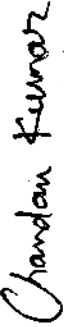


BIRENDRA SAHU(Individual)



Party Name	Document Type	Document Number
BIRENDRA SAHU	PAN/UID	855349370712

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	GOPI SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Gopi Sahu Address:- , , main Road, Argora Basti, ARGORA, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:87			
2	SWETA KUMARI Address1 - BASANT VIHAR, SAHU COMPLEX, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Sweta Kumari Address:- 1823 A, Basant Vihar Sahu Complex, , Harmu Housing Colony, Harmu, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:30			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	RAVI KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Ravi Kumar Address:- , , , Argora Basti, Pundag Road, ARGORA , , Ranchi, 834002 , , Jharkhand, India		EXECUTANTS Age:30			<i>Ravi Kumar</i>
4	RUPCHAND KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Rupchand Kumar Address:- , , , Argora Basti, Pundag Road, ARGORA , , Ranchi, 834002 , , Jharkhand, India		EXECUTANTS Age:33			<i>Rupchand Kumar</i>
5	DHARAMCHAND KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Dharamchand Kumar Address:- , , , Vill Argora Basti Pundag Road Ranchi, Doranda , , Ranchi, 834002 , , Jharkhand, India		EXECUTANTS Age:24			<i>Dharamchand Kumar</i>
6	PRUSHOTTAM SAHU Address1 - ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Prushottam Sahu Address:- , , Kathal More Road, Argora, Doranda , , Ranchi, 834002 , , Jharkhand, India		EXECUTANTS Age:35			<i>Prushottam Sahu</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	BIRENDRA SAHU Address1 - ARGORA, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Birendra Sahu Address:- , , KATAHAR MORE ROAD, ARGORA BASTI,PS- ARGORA, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:53			
8	KARMCHAND KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Karamchand Kumar Address:- ARGORA BASTI, , PUNDAG ROAD, , Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:29			
9	MOTI INFRAHEIGHTS PVT LTD THRO ITS DIRECTOR CHANDAN KUMAR Address1 - H. NO. 1862/A, ARGORA BASTI, PUNDAG ROAD, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Chandan Kumar Address:- HOUSE NO- 1862/A, NEAR JAYSHREE GREEN CITY, , ARGORA PUNDAG ROAD, Ranchi, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:36			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRATISH SWETABH S/o-D/o DURGA PRASAD Address1 - BAULI TOLA SAHU CHOWK, SAHU CHOWK, PUNDAG, RANCHI, Address2 - , , , Jharkhand PAN No.:			Pratisht Swetabh

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRATISH SWETABH Address1 - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (BIRENDRA SAHU , PRUSHOTTAM SAHU , GOPI SAHU , SWETA KUMARI , RUPCHAND KUMAR , RAVI KUMAR , KARMCHAND KUMAR , DHARAMCHAND KUMAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (PRATISH SWETABH) Son/Daughter/Wife of (DURGA PRASAD) resident of (BAULI TOLA SAHU CHOWK, SAHU CHOWK, PUNDAG, RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 04-Oct-2023

Seal and Signature of Registering Officer



Token No.: 202300131992

CERTIFICATE


Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date **04-Oct-2023** by **BIRENDRA SAHU, S/O, D/O, W/O LATE SURAJ RAM SAHU ALIAS SURAJ NATH SAHU** resident of ARGORA, RANCHI.

This deed was registered as Document No:- **2023/RAN/8736/BK1/8031** in Book No :- **BK1, Volume No :- 1080** from Page No :- **111** to **284** at, office of **SRO - Ranchi**

Date:- **04-Oct-2023**

Registering Officer


04/10

