

Gills sahu 7/10/23

प्राप्त पशुपालन को भूमि धोयाला एवं खाशमहल लीज की सूची में कर्षित प्लॉट एवं नाम दर्ज नहीं है।

Gills sahu 7/10/23

गणति का मूल्य

सम्पत्ति का मूल्य - Development Agreement

..... 1007

I.O.S. - 07/10

सर्व रिकॉर्ड पंजी से 1158065/ (Comm No)

कच्चा कमान का दर/बर्ग 07/10



Simon Kumar 7/10/23

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मेरे भण्डारवा प्रतिबंधित सूची गता 34, प्लॉट 1007 स्थान कच्चा दर्ज नहीं है।

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Ranchi on this the 7th day October, 2023, A.D.

BETWEEN

(1) PIYUSH PRASAD (D.O.B.-13.04.2002, PAN- GKXPP4896N, UID - XXXX XXXX 7587, mob.-9234503927) son of Yudhishtir Prasad, grandson of Late Tara Prasad 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.

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अर्जन नन भूमि न दर्ज नहीं है 07/10/23

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar Director 7/10/23

Piyush Prasad 7/10/23

Brin Gant gmt 7/10/23

Anu K. Sahu 7/10/23

Pankaj M Sahu 7/10/23

Raj Kumar Sahu 7/10/23

Yudhishtir P. Sahu 7/10/23



M. Piyush Prasad
7/10/2023



दिनांक 07/10/23 समय 10 to 1
रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम 38
श्री Piyush Prasad
पिता श्री/स्व. X. Prasad
निवास स्थान Rigera Ranchi
पेशा Business जो लेखकारी के दावेदार या
अन्य निबंधक द्वारा प्रमाणित
पुरस्कारनामा सं० वर्ष के अधीन
लेखकारियों या दावेदारों में से एक श्री
के अभिकर्ता ने दि० के दुर्वाहन/अपराहण
में अन्य निबंधन कार्यालय
के अंतर्गत के लिए पेश किया

निबंधन मंजूरी के लिए

07/10/2023





✓
Brijendra Singh
27/10/23

Little	Ring	Middle	Index	Thumb

Simant
Kumar



✓
Arun K. Sahu
27/10/23

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Sudhakar
Sahu
Prabhat Kumar



✓
Pankaj W. Sahu
27/10/23

Little	Ring	Middle	Index	Thumb

Sudhakar Sahu
Sudhakar Sahu
Pankaj W. Sahu



✓
Resh Kumar Sahu
27/10/23

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MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(2)
Rijesh Prasad

Brijendra Singh

Arun K. Sahu

Pankaj W. Sahu

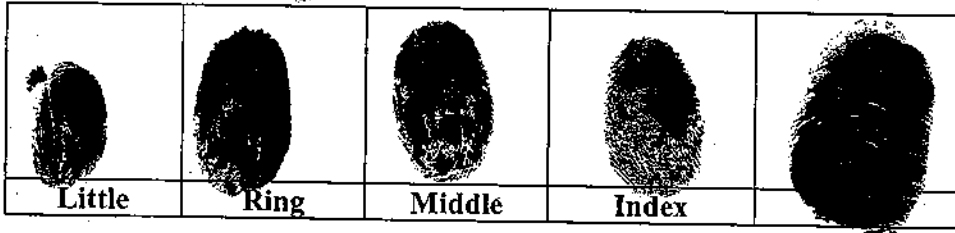
Resh Kumar Sahu

Sudhakar K. Sahu

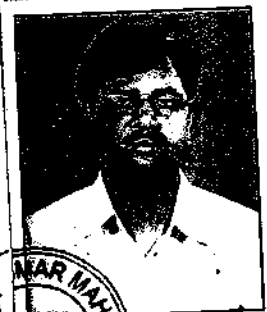




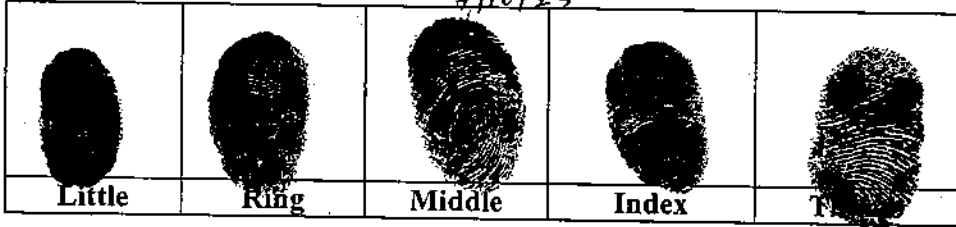
Sukhvir K. Sahni
07/10/23



Sirant
Kumar



Anuj K. Sahni
27/10/23

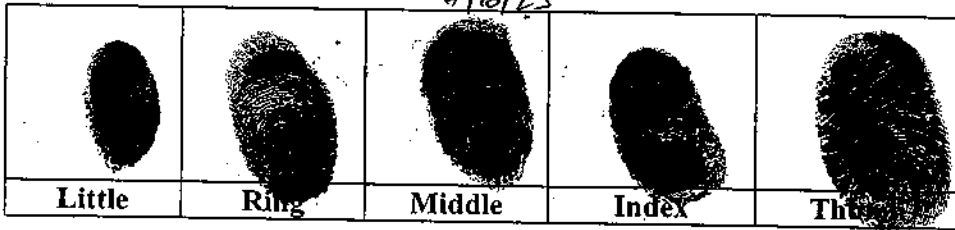


Sirant
Kumar

Prachin Kumar



Anuj K. Sahni
27/10/23

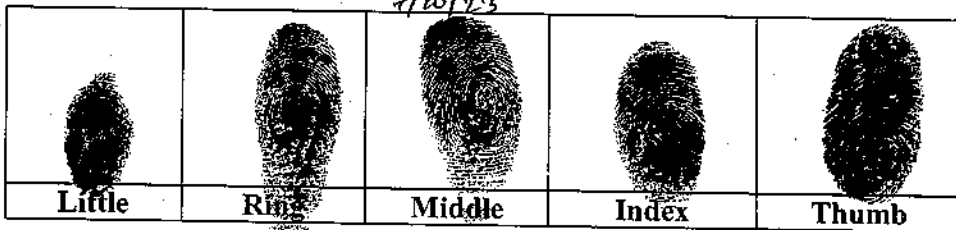


Anuj K. Sahni

Prachin Kumar



Pankaj K. Sahni
27/10/23



Pankaj K. Sahni

MOTI INFRAHEIGHTS PVT. LTD.

(3)
Rajesh Prasad

Pankaj K. Sahni

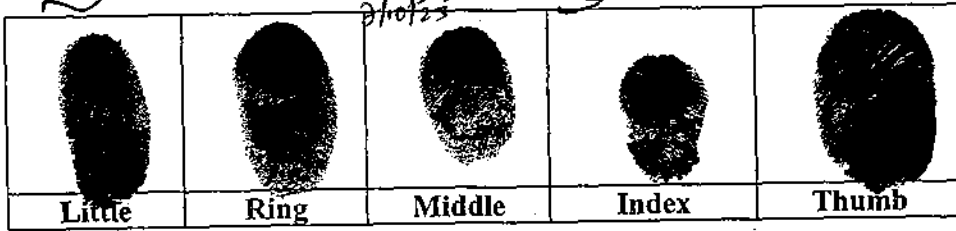
Chandan Kumar
Director

Bal Gopal
Anuj K. Sahni

Raj Kumar Sahni
Sukhvir K. Sahni



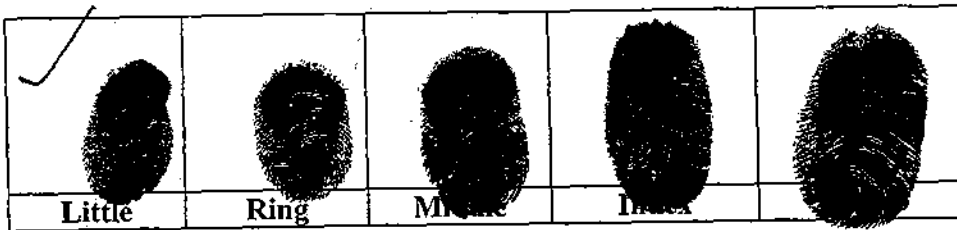
Simant Kumar 21/10/23



Simant Kumar



Simant Kumar 21/10/23



Simant Kumar P. Subodh Kumar



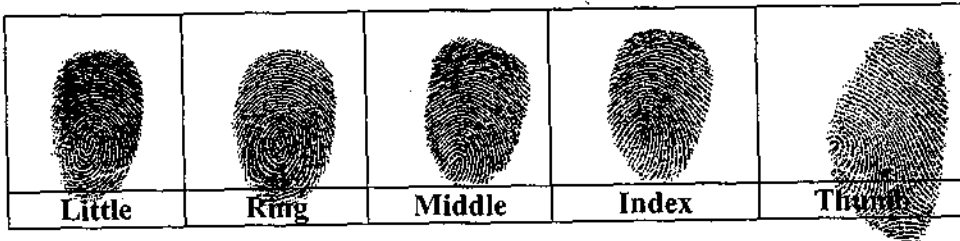
P. Subodh Kumar 21/10/23



P. Subodh Kumar Pankaj Kumar



Simant Kumar 21/10/23



MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar Director

Rajesh Prasad (4)

Anam K. Sahu

Pankaj Kumar

Raj Kumar Sahu

Sudhir K. Sahu

- (2) **ADITYA KUMAR SAHU** (D.O.B.-04.01.1981, PAN-BIXPK9113Q, UID - XXXX XXXX 0606, mob.-9835196813) son of Birla Sahu, grandson of Late Om Nath Sahu, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Near Shiv Mandir Argora, P.S. - Argora, District - Ranchi, State - Jharkhand.
- (3) **ARUN KUMAR SAHU** (D.O.B.- 01.02.1970, PAN-AOIPS6414A, UID - XXXX XXXX 9766, mob.-9431107917) son of Late Sagar Sahu, grandson of Late Om Nath Sahu, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Bali Bagicha, P.S. - Argora, District - Ranchi, State - Jharkhand.
- (4) **PANKAJ KUMAR SAHU** (D.O.B.- 01.02.1977, PAN-AQAPS3589C, UID - XXXX XXXX 9433, mob.-9431107818) son of Late Sagar Sahu, grandson of Late Om Nath 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.
- (5) **RAJ KUMAR SAHU** (D.O.B.- 01.01.1966, PAN-FXKPS6908F, UID - XXXX XXXX 9074, mob- 7903294887)
- (6) **SUDHIR KUMAR SAHU** (D.O.B-03.02.1966, PAN-AYFPS9988N, UID - XXXX XXXX 1744)
- (7) **ANUJ KUMAR SAHU** (DOB- 03.01.1971, PAN- BCLPS3969L, UID - XXXX XXXX 5381)
- (8) **RAVINDRA KUMAR SAHU** (DOB- 20.06.1967, PAN-BDYPS6528P, UID - XXXX XXXX 6085)
- (9) **BIRENDRA PRASAD SAHU** (DOB- 01.01.1976, PAN-ARRPS1975L, UID - XXXX XXXX 5351) all sons of Late Tara Prasad Sahu, grandsons of Late Om Nath 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.

Sirant Kumar

SUDHIR KUMAR SAHU
Arjun Kumar Sahu

Arjun Kumar Sahu
Raj Kumar Sahu
Sudhir Kumar Sahu

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(5)
Rajesh Prasad

Arjun Kumar Sahu

Pankaj Kumar Sahu
Raj Kumar Sahu
Sudhir Kumar Sahu

(10) **RAM CHANDRA SAHU** (D.O.B.-14.10.1966, PAN-APJPS9533E, UID – XXXX XXXX 2027, mob.-9142547474) son of Murat Sahu, grandson of Late Jagarnath Sahu, by Caste - General, by Faith - Hindu, by Occupation - Business, Resident of Argora Purana Chowk, P.S. - Argora, District - Ranchi, State - Jharkhand.

(11) **SAKENDRA SAHU** (D.O.B.-15.03.1969, PAN- BADPS3628C, UID – XXXX XXXX 8986, mob.- 9431594168) son of Murat Sahu, grandson of Late Jagarnath Sahu, by Caste - General, by Faith - Hindu, by Occupation - Business, Resident of Argora Purana Chowk, P.S. - Argora, District - Ranchi, State – Jharkhand.

(12) **PRASHANT KUMAR** (DOB-22.12.1988, PAN- BKHPK9984K, UID – XXXX XXXX 4758, mob- 9110098451) son of Dilip Sahu, grandson of Late Keshwar 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.

(13) **SIMANT KUMAR** (D.O.B.-02.01.1988, PAN- DLMPS7566H, UID – XXXX XXXX 2371, mob- 9110098451) son of Dilip Sahu, grandson of Late Keshwar 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.

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. -

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(6)
Rajesh Prasad

31/01/2018

Arjun Kumar Sahu

Pankaj Kumar Sahu
Rishi Kumar Sahu
Sushmita K. Sahu

Simant Kumar

Prashant Kumar
Rajesh Prasad

Arjun Kumar Sahu
Rishi Kumar Sahu
Sushmita K. Sahu

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.

Girant Kumar

WHEREAS the Parties of the First Part are the owner of all the piece and parcel of land bearing Khata no. 34, Plot No. 904, 905 measuring an area 108.97 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 Khata No. 34 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Om Nath Sahu and others by caste *Sudi* in Revisional Survey Record of Right as Kayami.

Om Nath Sahu
Om Nath Sahu
Om Nath Sahu
Om Nath Sahu
Om Nath Sahu

AND WHEREAS the one of the recorded tenant of Khata no. 34 namely Jagarnath Sahu and his sons namely (i) Jai Prakash Sahu, (ii) Tara Prasad Sahu, (iii) Shambhu Sahu, (iv) Hari Prasad Sahu, (v) Murat Sahu and (vi) Lakhan Prasad Sahu amicably partitioned the land aforesaid and others and the land of Plot no. 904, area 43 dec. allotted in favour of Tara Prasad Sahu, who came in peaceful possession over his allotted share.

AND WHEREAS the said Tara Prasad Sahu died leaving behind his only one son namely Yudhisthir Prasad. As such being legal heir and successor he inherited the aforesaid land left by his father.

Yudhisthir Prasad
Yudhisthir Prasad
Yudhisthir Prasad

AND WHEREAS the said Yudhisthir Prasad have one son namely Piyush Prasad. That an amicable partition dated 04.09.2021 held between the said Yudhisthir Prasad and his son Piyush Prasad in which land of Khata no. 34, Plot No. 904, area 43 dec. allotted in favour of Piyush Prasad.

AND WHEREAS the said land owner Piyush Prasad came in peaceful possession over his allotted share and got mutated his name in the seriasta of state

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(7)
Piyush Prasad

Om Nath Sahu
Om Nath Sahu

Pankaj Kumar Sahu
Ravi Kumar Sahu
Rudhnik Kumar Sahu

through Town/Argora Anchal, Ranchi vide mutation case no. 2214R27/2021-22 and his name is also entered in Register II, Volume No. 42, Page No. 7 and paid rent to the state with his own, name right title and interest.

AND WHEREAS by an amicably partition the land aforesaid and others and the land of Plot no. 904 area 43.98 dec. allotted in favour of recorded raiyats (i) Om Nath Sahu (ii) Kunj Nath Sahu and (iii) Mahanand Sahu all sons of Late Bali Sahu. Lateron they amicably partitioned the land aforesaid and others and each of them allotted an area 14.66 dec. in Plot no. 904.

Sivanant
Kumar

AND WHEREAS the said land owner Om Nath Sahu died leaving behind his three sons namely (i) Sagar Sahu (ii) Tara Sahu and (ii) Birla Sahu. As such being legal heirs and successors they inherited the aforesaid land and others and amicably partitioned the land aforesaid and others and each of them allotted an area 4.88 dec. in Plot no. 904.

Sivanant
Kumar
Birla Sahu
Tara Sahu
Sagar Sahu

AND WHEREAS the said Birla Sahu have one son namely Aditya Kumar Sahu. That an amicable partition dated 30.09.2021 held between the said Birla Sahu and his son Aditya Kumar Sahu in which land of Khata no. 34, Plot No. 904, area 4.88 dec. allotted in favour of Aditya Kumar Sahu.

AND WHEREAS the said land owner Aditya Kumar Sahu came in peaceful possession over his allotted share and got mutated his name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. 2216R27/2021-22 and his name is also entered in Register II, Volume No. 42, Page No. 9 and paid rent to the state with his own, name right title and interest.

Aditya Kumar Sahu
Pankaj Kumar Sahu
Arun Kumar Sahu

AND WHEREAS the land owner Sagar Sahu son of Late Om Nath Sahu came in peaceful possession over his allotted share of land an area 4.88 dec. in Plot no. 904 and enjoyed till his lifetime and died leaving behind his two sons namely (i) Arun Kumar Sahu and (ii) Pankaj Kumar Sahu. As such being legal heirs and successors they inherited the aforesaid land left by their father.

AND WHEREAS the (i) Arun Kumar Sahu and (ii) Pankaj Kumar Sahu amicably partitioned the land aforesaid and others by virtue of family partition dated 21.10.2021 in which land of Khata no. 34, Plot No. 904, area 2.44 allotted

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(8)
Riyesh Prasad

31/10/2021

Arun Kumar Sahu

Pankaj Kumar Sahu
Raj Kumar Sahu
Sudhir K. Sahu

in favour of **Arun Kumar Sahu** and land of Khata no. 34, Plot No. 904, area 2.44 allotted in favour of **Pankaj Kumar Sahu**.

AND WHEREAS the said land owners (i) Arun Kumar Sahu and (ii) Pankaj Kumar Sahu came in peaceful possession over their allotted share and got mutated their name jointly in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. **2215R27/2021-22** and their name is also entered in Register II, Volume No. 42, Page No. 8 and paid rent to the state with their own, name right title and interest.

Sirwant Kumar

AND WHEREAS the said Tara Prasad Sahu son of Late Om Nath Sahu enjoyed his allotted share area 4.88 decimal in plot no. 904 till his lifetime and died leaving behind five sons namely (i) Raj Kumar Sahu, (ii) Sudhir Kumar Sahu, (iii) Anuj Kumar Sahu, (iv) Ravindra Kumar Sahu and (v) Birendra Prasad Sahu. That an amicable partition dated 30.09.2021 held between the said sons of Late Tara Prasad Sahu in which land of Khata no. 34, Plot No. 904, area .97 dec. allotted in favour of **Raj Kumar Sahu**, land of Khata no. 34, Plot No. 904, area .97 dec. allotted in favour of **Sudhir Kumar Sahu**, land of Khata no. 34, Plot No. 904, area .97 dec. allotted in favour of **Ravindra Kumar Sahu**, land of Khata no. 34, Plot No. 904, area .97 dec. allotted in favour of **Anuj Kumar Sahu**, land of Khata no. 34, Plot No. 904, area .97 dec. allotted in favour of **Birendra Prasad Sahu**.

Shri Sirwant Kumar
Shri Sudhir Kumar
Shri Ravindra Kumar
Shri Anuj Kumar
Shri Birendra Prasad Sahu

AND WHEREAS the said land owners (i) Raj Kumar Sahu, (ii) Sudhir Kumar Sahu, (iii) Anuj Kumar Sahu, (iv) Ravindra Kumar Sahu and (v) Birendra Kumar Sahu came in peaceful possession over their allotted share and got mutated their name jointly in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. **2300R27/2021-22** and his name is also entered in Register II, Volume No. 42, Page No. 44 and paid rent to the state with his own, name right title and interest.

Anuj Kumar Sahu
Raj Kumar Sahu
Sudhir Kumar Sahu
Ravindra Kumar Sahu
Birendra Kumar Sahu

AND WHEREAS the one of the recorded tenant of Khata no. 34 namely Jagarnath Sahu and his sons namely (i) Jai Prakash Sahu, (ii) Tara Prasad Sahu, (iii) Shambhu Sahu, (iv) Hari Prasad Sahu, (v) Murat Sahu and (vi) Lakhan Prasad Sahu amicably partitioned the land aforesaid and others and the land of Plot no. 904, area 42 dec. and Plot no. 905, area 02 dec., total 44 dec. allotted in

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(9)

Rajesh Prasad

30/11/2021
Arun Kumar Sahu

Pankaj Kumar Sahu
Raj Kumar Sahu
Sudhir Kumar Sahu

favour of Murat Sahu, who came in peaceful possession over his allotted share and entered his name in revenue records in register-II, Vol. 4, page 142 of the Circle Office, Ranchi.

AND WHEREAS the said Murat Sahu have two sons namely (i) Ramchandra Sahu and (ii) Sakendra Sahu. That an amicable partition dated 06.09.2021 held between the said (i) Ramchandra Sahu and (ii) Sakendra Sahu in which land of Khata no. 34, Plot No. 904, area 21 dec. and Plot No. 905, area 1 dec. total area 22 dec. allotted in favour of Ramchandra Sahu and Khata no. 34, Plot No. 904, area 21 dec. and Plot No. 905, area 1 dec. total area 22 dec. allotted in favour of Sakendra Sahu.

Simant Kumar

AND WHEREAS the said land owners (i) Ramchandra Sahu and (ii) Sakendra 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. 2213R27/2021-22 and 1493R27/2021-22 and their name is also entered in Register II, Volume No. 42, Page No. 6 and Volume No. 41, Page No. 80 paid rent to the state with their own, name right title and interest.

Simant Kumar
Ramchandra Sahu
Sakendra Sahu

AND WHEREAS the land owner Kunjnath Sahu son of Late Bali Sahu came in peaceful possession over his allotted share of land an area 14.66 dec. in Plot no. 904 and enjoyed till his lifetime and died leaving behind his two sons namely (i) Keshwar Sahu and (ii) Basant Sahu. Out of them Keshwar Sahu died leaving behind his only one son namely Dilip Sahu. As such being legal heirs and successors they inherited the aforesaid land and the said each of them got share of Late Khunjnath Sahu and the said (i) Dilip Sahu son of Late Keshwar Sahu got land an area 7.33 dec. in Plot no. 904 and (ii) Basant Sahu son of Late Kunjnath Sahu got land an area 7.33 dec. in Plot no. 904.

Keshwar Sahu
Dilip Sahu
Basant Sahu

AND WHEREAS the said Dilip Sahu have two sons namely (i) Prashant Kumar and (ii) Simant Kumar. That an amicable partition dated 30.09.2022 held between the said Dilip Sahu and his sons (i) Prashant Kumar and (ii) Simant Kumar in which land of Khata no. 34, Plot No. 904, area 3.66 dec. allotted in favour of Prashant Kumar and land of Khata no. 34, Plot No. 904, area 3.66 dec. allotted in favour of Simant Kumar.

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(10)
Rajesh Prasad

Balraj Kumar
Anuraj Kumar Sahu

Prashant Kumar Sahu
Simant Kumar Sahu
Dilip Kumar Sahu

AND WHEREAS the said land owners (i) Prashant Kumar and (ii) Simant Kumar came in peaceful possession over their allotted share and got mutated their name jointly in the seriasta of state through Town/Argora Anchal, Ranchi vide mutation case no. 1490R27/2021-22 and his name is also entered in Register II, Volume No. 41, Page No. 50 and paid rent to the state with their own, name right title and interest.

Simant Kumar

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:

Simant Kumar
Prashant Kumar

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.

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".

Prashant Kumar
Simant Kumar
Prashant Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(11)
Prashant Kumar

Prashant Kumar

Prashant Kumar
Prashant Kumar

Prashant Kumar

Prashant Kumar

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 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.

Sicromat Kumar

Sicromat Kumar
Chandran Kumar
Chandran Kumar

Chandran Kumar
Chandran Kumar
Chandran Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandran Kumar
Director

(12)
Riyesh Prasad

Ranjit Kumar Sahu

Chandran Kumar
Chandran Kumar
Chandran Kumar

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.

Sirant
Kumar

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.

Sirant
Kumar
Raj Kumar
Sudhir K. Sahu

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".

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.

Sirant
Kumar
Raj Kumar
Sudhir K. Sahu

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

MOTI INFRAHEIGHTS PVT. LTD.

Riyash Prasad

Raj Kumar

Chandan Kumar
Director

Sirant Kumar

Raj Kumar

Sudhir K. Sahu

Sudhir K. Sahu

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.

Sivant Kumar

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.

Sivant Kumar

Pradeep Kumar
Rachit Kumar

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 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/Commercial 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.

Anil Kumar Sahu
Pradeep Kumar
Rachit Kumar

MOTI INFRAHEIGHTS PVT. LTD.

(14)

Chandan Kumar
Director

Riyush Prasad

Rachit Kumar

Pradeep Kumar

Rachit Kumar Sahu

Anil Kumar Sahu

Pradeep Kumar Sahu

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.

Siddhant Kumar

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

SUD KUMAR
Shilpa Kumar
Sudhant Kumar

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., demand and supply of goods and services, any 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.

Arjun Kumar
Raj Kumar
Sudhant Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(15)

Rajesh Prasad

Rajesh Kumar

Chandan Kumar

Raj Kumar

Arjun Kumar

Sudhant Kumar

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.

Signature of owner

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.

Signature of owner
Signature of Society
Signature of Society

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.

Signature of owner
Signature of Society
Signature of Society

MOTI INFRAHEIGHTS PVT. LTD.

(16)

Chandan Kumar
Director

Rajesh Prasad
Raj Kumar Sahu
Arjun K. Sahu
Sudhakar Sahu

- (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.
- (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.

Handwritten: Raj Kumar Sahu

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Sankar Sahu

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Sankar Sahu

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

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MOTI INFRAHEIGHTS PVT. LTD.

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Director

Handwritten: Piyush Prasad

Handwritten: Anil Kumar Sahu
Anil Kumar Sahu

Handwritten: Raj Kumar Sahu

Handwritten: Raj Kumar Sahu
Sankar Sahu

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.

Power of Attorney

B.16. The Land owner hereby declares:-

- (a) That the area of the schedule land described in Schedule A.
- (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, 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,

5/12/2017
Suresh Kumar
Kumar

Pranav Kumar Sahu
Raj Kumar Sahu
Sudhakar P. Sahu

MOTI INFRAHEIGHTS PVT. LTD.

(18)

Chandan Kumar
Director

Rajesh Prasad

Raj Kumar Sahu

Pranav Kumar Sahu

Raj Kumar Sahu

Pranav Kumar Sahu

Sudhakar P. Sahu

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 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.

Handwritten note: Jointly owned

Handwritten notes: File, S. Kumar, B. K. Saha, P. K. Saha

Handwritten notes: Arun K. Saha, P. K. Saha, B. K. Saha

MOTI INFRAHEIGHTS PVT. LTD.

Chandern Kumar
Director

(19)

Rajesh Prasad

B. K. Saha

Arun K. Saha

Pankaj K. Saha

Raj Kumar Saha

Sudhir K. Saha

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.

Handwritten note: Consent

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 this project with its entire liabilities and assets. Now henceforth Moti Infrastructures is free from all liabilities.

Handwritten notes: Moti Infraheights Pvt. Ltd. and another illegible signature.

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.

Handwritten notes: Moti Infraheights Pvt. Ltd. and another illegible signature.

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

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

Rajesh Prasad

30/11/2015

Anu K. Sahu

Raj Kumar Sahu
Sudhakar K. Sahu

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.

Shri Ram Prasad

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.

Shri Ram Prasad
Shri Ram Prasad
Shri Ram Prasad

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

B.34. Since the project is being developed by combining land of many land owners, and if the project is effected or delayed by any dispute of any land owners, the builder will not be liable.

B.35. The developer can develop part or whole of the land given for development as the developer and architect deem fit.

B.36. The developer can provide access, utility services and other amenities to any other land owners, person, entity, project etc as he deems fit inside or outside this project.

B.37. 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

Shri Ram Prasad
Shri Ram Prasad
Shri Ram Prasad

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(22)
Riyush Prasad

Shri Ram Prasad
Shri Ram Prasad

Raj Kumar Sahu

Raj Kumar Sahu
Sushil K. Sahu

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.

Lawyer

B.38. 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.

File
S. Kumar
President

B.39. That Landowner and Developers will contribute equally for Group Housing, Affordable Housing, EWS/LIG scheme.

B.40. That any amount received or will be receive by the landowner from the Developer (Moti Infrastructures or Moti Infraheights Pvt. Ltd.) against the schedule land will be adjusted/ deducted @ 2000/- per sq.ft. out of landowner share.

B.41. 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.

Amun K. Sahu
President

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).

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(23)

Rijesh Prasad

G. S. S. S. S.

Amun K. Sahu

Pankaj Kumar

Raj Kumar Sahu

Sudhakar K. Sahu

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.

Shri Ram

SIR
Shri Ram
Shri Ram
Shri Ram

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

SCHEDULE "A" LAND REFERRED TO ABOVE

All that piece and parcel of land measuring **108.97** 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:-

Shri Ram
Shri Ram
Shri Ram

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(24)
Rajesh Prasad

Ranjit Kumar

Om Prakash Singh
Raj Kumar Singh
Anil Kumar Singh

KHATA NO.- 34						
Sl. No.	Name of the land owner	Khata No.	Plot No.	Area (in dec)	Holding no.	Mutation no. Vol., Page
1.	Piyush Prasad	34	904	28.00 (for 1 st Phase)	0380001026500Z0	2214R27/2021-22 V-42, P-7
			904	15.00 (for 2 nd Phase)		
2.	Aditya Kumar Sahu	34	904	04.88	0380001008200Z0	2216R27/2021-22 V-42, P-9
3.	Arun Kumar Sahu & Pankaj Kumar Sahu	34	904	04.88	0380001013400Z0	2215R27/2021-22 V-42, P-8
4.	Raj Kumar Sahu, Sudhir Kumar Sahu, Anuj Kumar Sahu, Ravindra Kumar Sahu & Birendra Kumar Sahu	34	904	04.88	0380001013900Z0	2300R27/2021-22 V-42, P-44
5.	Ramchandra Sahu	34	904	21.00	0380001034900Z0	2213R27/2021-22 V-42, P-6
			905	01.00		
6.	Sakendra Sahu	34	904	21.00	0380001022000Z0	1493R27/2021-22 V-41, P- 80
			905	01.00		
7.	Prashant Kumar and Simant Kumar	34	904	07.33	0380001007900Z0	1490R27/2021-22 V-41, P-50
			Total	108.97 dec.		

Handwritten signatures and notes:
 Arun Kumar Sahu
 Pankaj Kumar Sahu
 Raj Kumar Sahu, Sudhir Kumar Sahu, Anuj Kumar Sahu, Ravindra Kumar Sahu & Birendra Kumar Sahu
 Ramchandra Sahu
 Sakendra Sahu
 Prashant Kumar and Simant Kumar

Value of land - b. 126194500/-
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.

Handwritten signatures:
 Piyush Prasad
 Arun Kumar Sahu
 Pankaj Kumar Sahu

MOTI INFRAHEIGHTS PVT. LTD.

(25)

Chandan Kumar
 Director

Handwritten notes:
 Piyush Prasad
 Board members of MTC

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 super built-up area passed 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.

Handwritten signature

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.

Handwritten signatures: SLP, Sankar Kumar, P. K. Sankar

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.

Handwritten signatures: Anil Kumar, P. K. Sankar

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.

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director

(26)
Piyush Prasad

Handwritten signature

Handwritten signatures: Anil Kumar, Piyush Prasad

Handwritten signatures: Raj Kumar, P. K. Sankar

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. Pratikh Swastika
S/o - Durga Prasad
Pondag, Ranoli - 4

2. (TE) [unclear] [unclear]
[unclear] [unclear] [unclear]
[unclear] [unclear]
[unclear]

Signed, Sealed & Delivered by

Rajesh Prasad
7/10/23

[unclear] [unclear]
7/10/23

Anuraj Kumar Sahu
7/10/23

[unclear] [unclear]
7/10/23

Raj Kumar Sahu
7/10/23

Sudhakar H. Sahu
7/10/23

Anuraj Kumar Sahu
7/10/23

[unclear] [unclear]
7/10/23

[unclear] [unclear]
7/10/23

[unclear] [unclear]
7/10/23

[unclear] [unclear]
7/10/23

[unclear] [unclear]
7/10/23

Simant Kumar
7/10/23

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director 7/10/23

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



MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
Director 7/10/23

(CHANDAN KUMAR) Director

Sigant
Kumar

Little	Ring	Middle	Index	Thumb

Sigant Kumar
Kumar

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:-

27/10/23

Drafted by:-



Anshu Kumar Maito

Anshu Kumar Maito

(28)
Anshu Kumar Maito

Anshu Kumar Maito

Anshu Kumar Maito

Anshu Kumar Maito

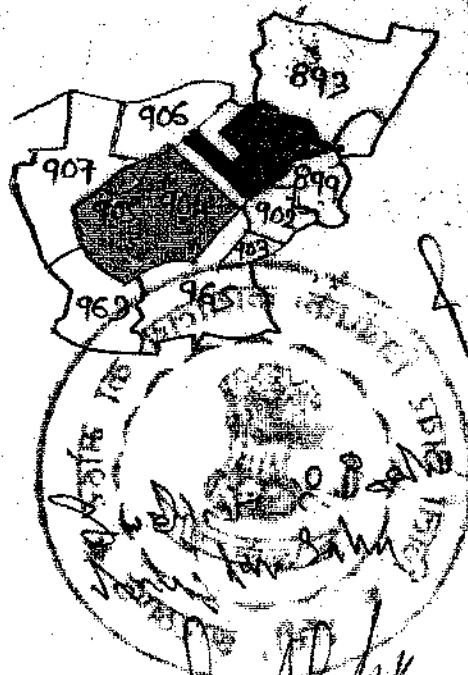
Anshu Kumar Maito

Anshu Kumar Maito

VILLAGE - ARGORA
 THANA - ARGORA
 THANA NO - 207
 DIST - RANCHI
 R-S PLOT NO - 904, 905

AREA SHOWN IN RED WASH

SUB PLOT NO	AREA
904/PART	01 - 6.97
905/	0 - 2
TOTAL - 1 - 8.97	



Raj Kumar Sahu
 Annu Sahu

Pratik Kumar
 Anshu Prasad
 G. G. G. G. G.
 Babu Kumar
 Siman Kumar
 Raj Kumar

[Handwritten signature]

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar
 Director



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



जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदय नाथ साही देह	इन्दर नरायण साहु, पेशरान - रामचरन साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह व कुज नाथ साहु, पेशरान - बली साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह व खेमलाल साहु, पेशरान - रामचरन साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह व जागरनाथ साहु, पेशरान - रामचरन साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह व महानन्द साहु, पेशरान - बली साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह व सोमनाथ साहु, पेशरान - बली साहु, वहिस्सा बराबर, जाति- वैद, निवासी- साकीन देह

जिला का नाम राँची	अंचल का नाम अरगोडा	हलका का नाम हल्का-03	मौजा का नाम अरगोड़ा	खाता का रैयती प्रकार
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खेवट नम्बर 1	खाता नम्बर 34	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)
34	1060	टाड़ मोहमात रोसना महतवाइन दोन मीसुन साहु	परती कदीम 3	1 (एकड़) 11 (डिसमील) 0		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	कायमी
	1133	दोन नीज दोन लगड़ा उरौव	दोन तीन 2	0 (एकड़) 43 (डिसमील) 0		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	
	1134	दोन नीज दोन लगड़ा उरौव	दोन दो 3	0 (एकड़) 90 (डिसमील) 0		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	
	1135	वकाशह मंगरा उरौव वगैरह दोन नीज	दोन एक 3	1 (एकड़) 61 (डिसमील) 0		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	
	1500	दोन नीज टाड़ जतर उरौव	टाड़ दो 1	1 (एकड़) 19 (डिसमील) 0	आम/7 फल वकवजे कुल मौजा करंज/1 कुलहक वकवजे मालीक	बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	
	904	दोन जैनाथ महतो दोन पैहान महतो वगैरह	दोन दो 7	1 (एकड़) 42 (डिसमील) 0		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	ऑनलाइन जाँचा
	905	दोन जैनाथ महतो दोन नीज	दोन तीन 1	0 (एकड़) 2 (डिसमील) 0		बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	
	916	सड़क टाड़ गोधन महतो	दोन तीन 7	0 (एकड़) 84 (डिसमील) 0	आम/3 कुलहक वकवजे आसल रैयत	बहतर रुपया छ आना नौ पाई (पुरन महतो सिकमी खाता नम्बर-2)	0	0	0	



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

भाग वर्तमान	42	पृष्ठ संख्या	7											
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	34	तोपी संख्या		थाना नम्बर	207	खाता का प्रकार	रेयती					
PIYUSH PRASAD , पित्त- YUDHISHTHIR PRASAD, जाति- शुर्डी														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						समान	सेस		
34	904	0 ऐ 43 डि 0 हे			नामान्तरण मुकदमा संख्या 2214/2021 - 2022						400	0		
कुल परिमान		0 ऐ 43 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	
07-10-2022	0931122819	2021-2022	2022-2023	400	400	100	100	200	200	200	200	80	80	

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

List Of Case Status Details

कगशा टैरी



← BACK

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

8

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

भाग वर्तमान	42	पत्र संख्या	9											
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	34	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैयती					
ADITYA KUMAR SAHU , ADITYA KUMAR SAHU , पिता-BIRLA SAHU, जाति- शुद्धी														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						सगान	सेस		
34	304	0 ऐ 4.88 डि 0 हे			नामान्तरण मुकदमा संख्या 2216/2021 - 2022						50	0		
कुल परिमाण		0 ऐ 4.88 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	सात 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	
07-10-2022	0663822704	2021-2022	2022-2023	50	50	12.5	12.5	25	25	25	25	10	10	

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 करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

भाग वर्तमान	42	पत्र संख्या	8											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	अरगोडा	होल्डिंग संख्या	34	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रैयती					
ARUN KUMAR SAHU , PANKAJ KUMAR SAHU , पिता-LATE SAGAR SAHU, जाति- शुडी														
खाता नम्बर	904	प्लॉट संख्या		रकबा	परिवर्तन के लिए प्राधिकार				लगान	सेस				
34				0 ऐ 4.88 डि 0 हे	नामान्तरण मुकदमा संख्या 2215/2021 - 2022				50	0				
कुल परिमाण				0 ऐ 4.88 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	
07-10-2022	0240114872	2021-2022	2022-2023	50	50	12.5	12.5	25	25	25	25	10	10	

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
प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करे

8
ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

भाग वर्तमान	42	पृष्ठ संख्या	44											
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	34	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रेयती					
राज कुमार साहू, सुधीर कुमार साहू, अनुज कुमार साहू, रविंद्र कुमार साहू, बिरेन्द्र प्रसाद साहू, पिता-स्व तारा प्रसाद साहू, जाति- सुडी														
खाता नम्बर	904	प्लॉट संख्या		रकबा	परिवर्तन के लिए प्राधिकार					लगान	सेस			
34				0 ऐ 4.88 डि 0 हे	नामान्तरण मुकदमा संख्या 2300/2021 - 2022					50	0			
		कुल परिमाण		0 ऐ 4.88 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	
07-10-2022	0997378510	2021-2022	2022-2023	50	50	12.5	12.5	25	25	25	25	10	10	

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 क्लिक करें

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

भाग वर्तमान	42	पृष्ठ संख्या	6										
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	34	तोड़ी संख्या		थाना नम्बर	207	खाता का प्रकार	रैयती				
रामचंद्र साहू, समचंद्र साहू, पिता-मुरत साहू, जति- शुडी													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगन	सेस	
34	904	0 ऐ 21 डि 0 हे			नामान्तरण मुकदमा संख्या 2213/2021 - 2022						200	0	
34	905	0 ऐ 1 डि 0 हे											
कुल परिमाण		0 ऐ 22 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
07-10-2022	0478617759	2021-2022	2022-2023	200	200	50	50	100	100	100	100	40	40

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

Mutation Cases Not Found !!

List Of Case Status Details

कलम देखें



← BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

भाग वर्तमान	41	पृष्ठ संख्या	80										
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	34	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैपती				
सकंदर साहू, पिता-मूरत साहू, जाति. ---													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस		
34	904	0 ऐ 21 डि 0 हे			नामान्तरण मुकदमा संख्या 1493/2021 - 2022					200	0		
34	905	0 ऐ 1 डि 0 हे											
		कुल परिमाण											
		0 ऐ 22 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
07-10-2022	0217875226	2021-2022	2022-2023	200	200	50	50	100	100	100	100	40	40

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

Mutation Cases Not Found !!

List Of Case Status Details

बनसा देस



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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 6, 2023

पंजी II प्रति

भाग वर्तमान	41	पृष्ठ संख्या	50											
जिला का नाम	रौंची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	अरगोडा	होस्टिंग संख्या	34	तौजी संख्या		धाना नम्बर	207	खाला का प्रकार	रेयती					
प्रशांत कुमार, सीमांत कुमार, पिता-दिलीप साहू, जाति- ---														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
34	904	0 ऐ 7.33 डि 0 हे			नामान्तरण मुकदमा संख्या 1490/2021 - 2022					15	0			
		कुल परिमाण			0 ऐ 7.33 डि 0 हे									
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत 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	
07-10-2022	0072715033	2021-2022	2022-2023	15	15	3.75	3.75	7.5	7.5	7.5	7.5	3	3	

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 करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

ऑनलाइन जाँचा

अरगोडा अरगोडा 207 PIYUSH PRASAD		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
34	904	0 एकड़ 43 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वों 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)	400.00				400.00	400.00
गुजारी (भावली)	100.00				100.00	100.00
सेस	200.00				200.00	200.00
सूद	200.00				200.00	200.00
मुतफरकात	80.00				80.00	80.00
मौजान	980.00				980.00	980.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				400.00	400.00	
गुजारी (भावली)				100.00	100.00	
सेस				200.00	200.00	
सूद				200.00	200.00	
मुतफरकात				80.00	80.00	
मौजान अदायकारी				980.00	980.00	

(१) मौजान कुल (लफ्जों में) : One Thousand Nine Hundred Sixty Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 1960.00

तारीख अमला तहसील कुनिन्दा : 10-07-2022

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।

अरगोडा अरगोडा 207 ADITYA KUMAR SAHU, ADITYA KUMAR SAHU		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
34	904	0 एकड़ 4.88 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वों 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)	50.00				50.00	50.00
गुजारी (भावली)	12.50				12.50	12.50
सेस	25.00				25.00	25.00
सूद	25.00				25.00	25.00
मुतफरकात	10.00				10.00	10.00
मौजान	122.50				122.50	122.50

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)				50.00	50.00	
गुजारी (भावली)				12.50	12.50	
सेस				25.00	25.00	
सूद				25.00	25.00	
मुतफरकात				10.00	10.00	
मौजान अदायकारी				122.50	122.50	

(१) मौजान कुल (लफजों में) : Two Hundred Fourty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 10-07-2022

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 ARUN KUMAR SAHU, PANKAJ KUMAR SAHU		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
34	904	0 एकड़ 4.88 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)	50.00				50.00	50.00
गुजारी (भावली)	12.50				12.50	12.50
सेस	25.00				25.00	25.00
सूद	25.00				25.00	25.00
मुतफरकात	10.00				10.00	10.00
मौजान	122.50				122.50	122.50

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)				50.00	50.00	
गुजारी (भावली)				12.50	12.50	
सेस				25.00	25.00	
सूद				25.00	25.00	
मुतफरकात				10.00	10.00	
मौजान अदायकारी				122.50	122.50	

(१) मौजान कुल (तफजो में) : Two Hundred Fourty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 10-07-2022

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

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

V

फरद मलकी / फरद रैयती Page No. : 44
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 42
वो सकुनत नम्बर। Receipt No. : 0997378510

अरगोडा अरगोडा 207 राज कुमार साह, सुधीर कुमार साह, अनुज कुमार साह, रविंद्र कुमार साह, बिरेंद्र प्रसाद साह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
34	904	0 एकड़ 4.88 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वी 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)	50.00				50.00	50.00
गुजारी (भावली)	12.50				12.50	12.50
सेस	25.00				25.00	25.00
सूद	25.00				25.00	25.00
मुतफरकात	10.00				10.00	10.00
मीजान	122.50				122.50	122.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				50.00	50.00	
गुजारी (भावली)				12.50	12.50	
सेस				25.00	25.00	
सूद				25.00	25.00	
मुतफरकात				10.00	10.00	
मीजान अदायकारी				122.50	122.50	

(१) मीजान कुल (लफजों में) : Two Hundred Fourty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 10-07-2022

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 रामचंद्र साह, रामचंद्र साह		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
34	904,905	0 एकड़ 22 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)	200.00				200.00	200.00
गुजारी (भावली)	50.00				50.00	50.00
सेस	100.00				100.00	100.00
सूद	100.00				100.00	100.00
मुतफरकात	40.00				40.00	40.00
मीजान	490.00				490.00	490.00

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)				200.00	200.00	
गुजारी (भावली)				50.00	50.00	
सेस				100.00	100.00	
सूद				100.00	100.00	
मुतफरकात				40.00	40.00	
मीजान अदायकारी				490.00	490.00	

(१) मीजान कुल (लफजों में) : Nine Hundred Eighty Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 980.00

तारीख अमला तहसील कुनिन्दा : 10-07-2022

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 सर्केदर साहू		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
34	904,905	0 एकड़ 22 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)	200.00				200.00	200.00
गुजारी (भावली)	50.00				50.00	50.00
सेस	100.00				100.00	100.00
सूद	100.00				100.00	100.00
मुतफरकात	40.00				40.00	40.00
मीजान	490.00				490.00	490.00

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)				200.00	200.00	
गुजारी (भावली)				50.00	50.00	
सेस				100.00	100.00	
सूद				100.00	100.00	
मुतफरकात				40.00	40.00	
मीजान अदायकारी				490.00	490.00	

(१) मीजान कुल (लफजों में) : Nine Hundred Eighty Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 980.00

तारीख अमला तहसील कुनिन्दा : 10-07-2022

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 प्रशांत कुमार, सीमांत कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
34	904	0 एकड़ 7.33 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)	15.00				15.00	15.00
गुजारी (भावली)	3.75				3.75	3.75
सेस	7.50				7.50	7.50
सूद	7.50				7.50	7.50
मुतफरकात	3.00				3.00	3.00
मौजान	36.75				36.75	36.75

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालाबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				15.00	15.00	
गुजारी (भावली)				3.75	3.75	
सेस				7.50	7.50	
सूद				7.50	7.50	
मुतफरकात				3.00	3.00	
मौजान अदायकारी				36.75	36.75	

(१) मौजान कुल (तफजों में) : Seventy Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 73.50

तारीख अमला तहसील कुनिन्दा : 10-07-2022

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

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
PIYUSH PRASAD S/O YUDHISHTHIR PRASAD
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/391249/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 2 6 5 0 0 Z 0

The annual rent value of this holding is Rs. 602 / - 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) , 602 / - 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	602	6095.24	5493.24	5493.24
	Total amount		602	6095.24	5493.24	5493.24



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 18008904115 or 3651-3500700

In Collaboration with
Sri Publication & Stationers Pvt. Ltd.

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
ADITYA KUMAR SAHU S/O BIRLA SAHU
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/257078/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

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

The annual rent value of this holding is Rs. 68.32 / - 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) , 68.32 / - 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	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	68.32	592.92	524.6	524.6
	Total amount		68.32	592.92	524.6	524.6



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 18008904115 or 0651-3500700

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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
ARUN KUMAR SAHU S/O LATE SAGAR SAHU, PANKAJ KUMAR SAHU S/O
LATE SAGAR SAHU
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/259331/2022-
2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 1 3 4 0 0 Z 0

The annual rent value of this holding is Rs. 68.32 / - 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) , 68.32 / - 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	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	68.32	691.76	623.44	623.44
	Total amount		68.32	691.76	623.44	623.44



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

In Collaboration with
Sri Publication & Stationers Pvt. Ltd.

BR Col 03 16008904119 0551 3500700

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

ANUJ KUMAR SAHU S/O LATE TARA PRASAD SAHU, BIRENDRA PRASAD SAHU S/O
LATE TARA PRASAD SAHU, RAJ KUMAR SAHU S/O LATE TARA PRASAD SAHU,
RAVINDRA KUMAR SAHU S/O LATE TARA PRASAD SAHU, SUDHIR KUMAR SAHU S/O
LATE TARA PRASAD SAHU

Memo No. :
FAM/038/259336/2022-2023

Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Effective: First Quarter
2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 1 3 9 0 0 2 0

The annual rent value of this holding is Rs. 68.32 / - 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), 68.32 / - 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	68.32	691.76	623.44	623.44
	Total amount		68.32	691.76	623.44	623.44



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 18008904116 or 0661-3500700

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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
RAMCHANDRA S/O MURAT SAHU
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/393155/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 3 4 9 0 0 Z 0

The annual rent value of this holding is Rs. 308 / - 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) , 308 / - 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	308	2673	2365	2365
2	Holding Tax @ 2%	Quarter: 4/ Year: 2021-2022	220	891000	890780	890780
	Total amount		528	893673	893145	893145



[Signature]
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 18008904115 or 0651-3500700



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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
SAKENDAR KUMAR S/O MURAT SAHU
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/355911/2022-2023
Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

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

The annual rent value of this holding is Rs. 308 / - 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) , 308 / - 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	308	2673	2365	2365
2	Holding Tax @ 2%	Quarter: 4/ Year: 2021-2022	220	891000	890780	890780
	Total amount		528	893673	893145	893145



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 13002904115 or 0951-3500700



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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
PRASHANT KUMAR S/O DILIP SAHU, SIMANT KUMAR S/O DILIP KUMAR
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/257075/2022-2023

Effective: First Quarter 2022-2023.

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 0 7 9 0 0 Z 0

The annual rent value of this holding is Rs. 102.62 / - 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) , 102.62 / - 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	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	102.64	890.6	787.96	787.96
2	Holding Tax @ 2%	Quarter: 3/ Year: 2021-2022	73.32	296865	296791.68	296791.68
	Total amount		175.96	297755.6	297579.64	297579.64








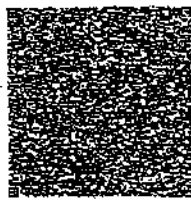
Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

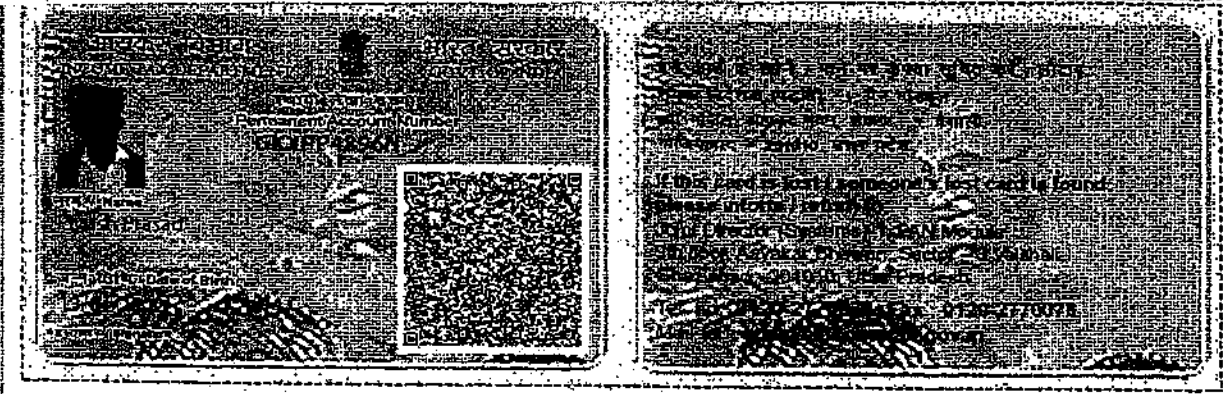
Note:-

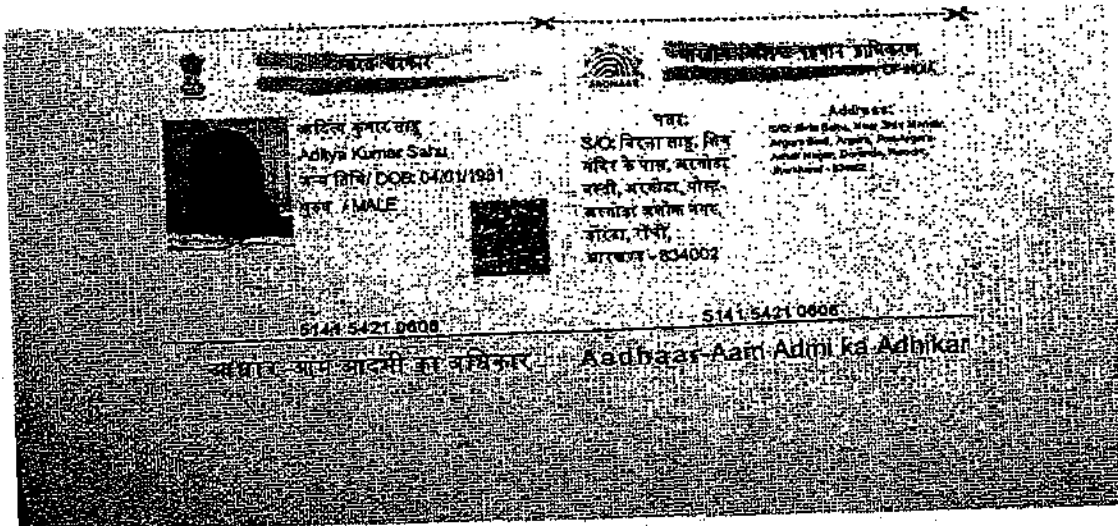
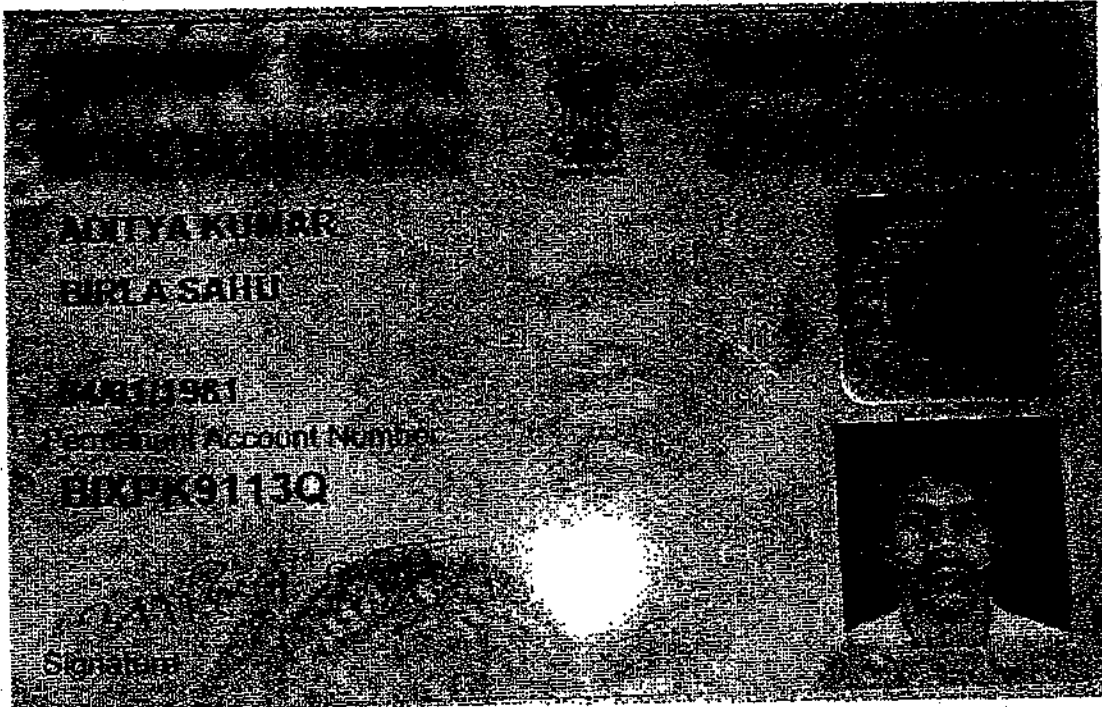
1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is 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 18008904115 or 0651-3500700

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 <p>भारत सरकार Government of India</p>  <p>आधार</p>  <p>पियूष प्रसाद Piyush Prasad जन तिथि/DOB: 13/04/2002 पुलक/ MALE</p> <p>ISSUE DATE: 23/12/2020</p> <p>9873 8503 7587 VID : 9159 7597 7721 9793</p> <p>मेरा आधार, मेरी पहचान</p>	 <p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p>  <p>UDHAAR</p> <p>पता: S/O युधिष्ठिर प्रसाद, शिव मंदिर के पास, अरगोड़ा मंडल, अरगोड़ा, राँची, झारखण्ड - 834002</p> <p>Address: S/O Yudhishtir Prasad, Near Shiv Mandir, Argora Basti, Argora, Ranchi, Jharkhand - 834002</p>  <p>9873 8503 7587 VID : 9159 7597 7721 9793</p> <p>1047 help@uidai.gov.in www.uidai.gov.in</p>
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भारतीय पहचान सूचना प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

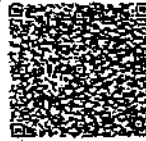
नामानिकत क्रम / Enrollment No 1119/2017201820

To,
अरुण कुमार साहू
Arun Kumar Sahu
S/O: Sagar Sahu
sagar enterprises
argora bye pass road
argora baf bagiche ranchi
Doranda
Doranda Ranchi Ranchi
Jharkhand 834002

Ref: 1090 / 07C / 1247034 / 1247387 / P



SH269360673DF



आपका आधार क्रमांक / Your Aadhaar No. :

8469 7309 9766

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



अरुण कुमार साहू
Arun Kumar Sahu
जन्म वर्ष / Year of Birth : 1970
पुरुष / Male



8469 7309 9766

आधार - आम आदमी का अधिकार

संख्या PERMANENT ACCOUNT NUMBER

AOIPS6414A



नाम / NAME
ARUN KUMAR SAHU

पिता का नाम / FATHER'S NAME
SAGAR SAHU

जनम तिथि / DATE OF BIRTH
01-02-1970

SIGNATURE

आयकर अधिकारी, रांची
COMMISSIONER OF INCOME TAX, RANCHI

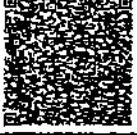
इस कार्ड के लो / मित होने पर कृपया जारी करने
वाले अधिकारी को सूचित / बतला कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मेन रोड,
रांची - 834001.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.



भारत सरकार
Government of India

पंकज कुमार साहू
Pankaj Kumar Sahu
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male



3672 6729 9433

आधार - आम आदमी का अधिकार



एन.ए.ए.आई. प्राधिकरण
Unique Identification Authority of India

पता:
S/O: सागर साहू, हाउस नं-63,
कटहल मोर रोड, शिव मंदिर के पास,
अरमोरा बस्ती, अरमोरा, डोरंडा, राँची,
झारखण्ड, 834002

Address:
S/O: Sagar Sahu, House No-63
Kathal More Road, Near Shiv
Mandir, Arora Basti, Arora,
Doranda, Ranchi, Jharkhand,
834002

3672 6729 9433



1947
1802 303 1047

help@uidai.gov.in

www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AQAPS3539C

नाम / NAME
PANKAJ KUMAR SAHU

पिता का नाम / FATHER'S NAME
SAGAR SAHU

जन्म तिथि / DATE OF BIRTH
01-02-1977

हस्ताक्षर / SIGNATURE

जयशंकर आर्युण, राँची
COMMISSIONER OF INCOME TAX, RANCHI

भारत सरकार
Ministry of Finance

भारतीय रिजर्व बैंक
Reserve Bank of India

नाम: कर्ण कुमार साह
Name: Karan Kumar Sahu
जन्म तिथि / DOB: 07/03/1966
लिंग / Gender: Male

8859 3349 9074

आधार - आम आदमी का अधिकार

भारत सरकार
Ministry of Finance

भारतीय रिजर्व बैंक
Reserve Bank of India

वित्तीय प्रमाणिकरण प्राधिकरण
Financial Identification Authority of India

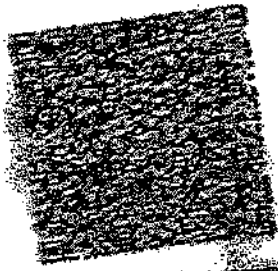
नाम Name	Address
श्री. कर्ण कुमार साह Mr. Karan Kumar Sahu	S/O. Late Tara Prasad Sahu
पत्ता Address	Kathamore Road, Agra
पिन कोड Pin Code	Post: Sankar Nagar, Borana
8859 3349 9074	Borana, Rahani, Jharkhand
	834802

8859 3349 9074

भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



सुधीर कुमार साहू
Sudhir Kumar Sahu
जन्म तिथि DOB: 03/02/1966
पुरुष / MALE
8650 B487 1744



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भारत आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
C/O सन ऑफ तारा प्रसाद
सुधीर, तारा निकेतन, अरगोड़ा
मोरे रोड, शिव मंदिर
अरगोड़ा, डोरान्डा, रांची
जम्मू - 834002

Address:

C/O Son Of Tara Prasad Sahu,
Tara Niketan, Argora Katha
More Road, Near Shiv Mandir,
Argora, Doranda, Ranchi
Jharkhand - 834002

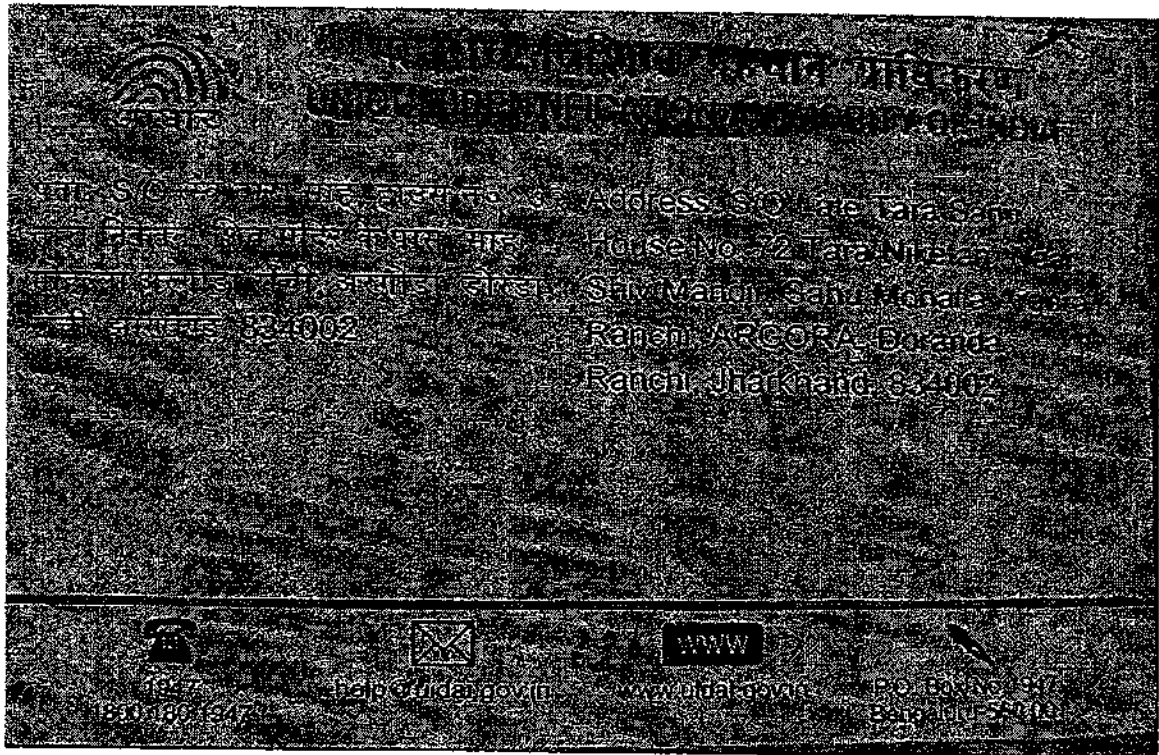
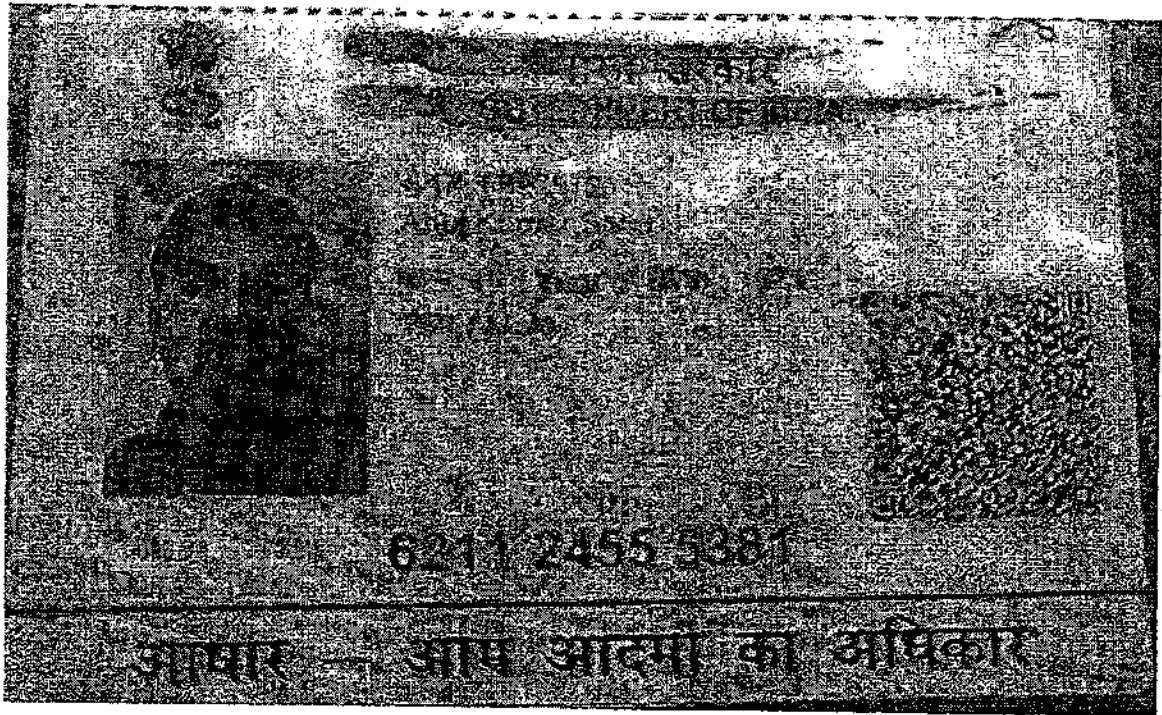


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WWW
www.uidai.gov.in

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





भारत सरकार

Unique Identification Authority of India

आधार क्रम / Enrollment No. 7012 8029 6085

राविवर कुमार साहू
Ravindra Kumar Sahu
S/O Late Tara Prasad Sahu
ARGORA
Doranda Bazarh
Jharkhand-834002

701280296085



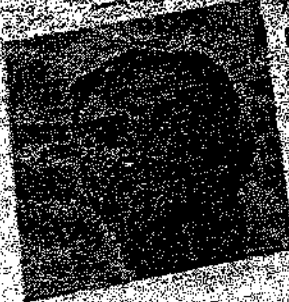
UP250929510011



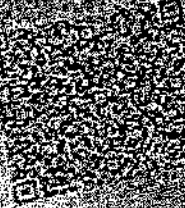
आपका आधार क्रमिक / Your Aadhaar No
7012 8029 6085

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA



राविवर कुमार साहू
Ravindra Kumar Sahu
जनम वर्ष / Year of Birth: 1968
पुंर / Male



7012 8029 6085

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

प्रतिभा
Pratibha P. Sahu
7450 0360 5351
7450 0360 5351


7450 0360 5351

भारत सरकार
GOVERNMENT OF INDIA

Address
Pratibha P. Sahu
7450 0360 5351
7450 0360 5351

7450 0360 5351


भारत सरकार
 GOVERNMENT OF INDIA



नाम / Name
 Ramchandra Sahu

जन्म वर्ष / Year of Birth : 1966

पुरुष / Male



4788 0496 2027

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O मुरत साह, 2173, अगोरा
 पुराना चौक, राँची, झारखण्ड,
 834002.

Address: S/O Murat Sahu, 2173,
 ARGORA PURANA CHOWK,
 Doranda, Doranda, Ranchi,
 Jharkhand, 834002

1247
 1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
 Bangalore-560 001

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 APJPS9533E

नाम / NAME
 RAMCHANDRA SAHU

पिता का नाम / FATHER'S NAME
 MURAT SAHU

जन्म तिथि / DATE OF BIRTH
 14-10-1966

हस्ताक्षर / SIGNATURE
 रामचन्द्र साहू

अधिकारी का मुद्रा, राँची
 COMMISSIONER OF INCOME TAX, RANCHI



भारत सरकार
GOVERNMENT OF INDIA



भक्तेश्वर साहू
Sakendar Sahu
जन्म तिथि/DOB: 15/03/1969
पुरुष / MALE



2074 2478 8986

आधार-मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY

पता: Address:
आत्मज: मुरत साहू, अरगोरा S/O: Murat Sahu, Argora puran chok,
पुरम चौक, डोरंडा, रांची, Jharkhand - 834002
झारखण्ड - 834002

2074 2478 8986

Aadhaar-Mera Aadhaar, Meri Pehchan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

SAKENDRA SAHU

MURAT SAHU

15/03/1969





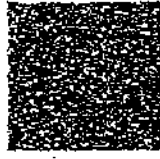

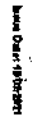


Permanent Account Number

BADPS3628C

BY

Signature



 	 
<p align="center">भारत सरकार Government of India</p>	<p align="center">सूचना</p>
<p align="center">भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p>	<ul style="list-style-type: none"> ■ आधार पहचान का प्रमाण है, नागरिकता का नहीं। ■ दुर्गम QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें। ■ यह एक इलेक्ट्रॉनिक प्रतिलिपि द्वारा उत्पन्न हुआ एक है।
<p>नमूना ID Enrolment No.: 0849/49924/01215</p> <p>To राजेंद्र कुमार Prakash Kumar S/O Dile Sahu Keshal Moha Road Argona Saha ARGORA Ranchi, Jharkhand - 834022 924605198</p>  <p align="center">आपका आधार क्रमांक / Your Aadhaar No. : 3043 5924 4758 VID : 3111 8114 8948 3702</p> <p align="center">मेरा आधार, मेरी पहचान</p>	<p align="center">INFORMATION</p> <ul style="list-style-type: none"> ■ Aadhaar is a proof of identity, not of citizenship. ■ Verify Identity using Secure QR Code/ Offline XML/ Online Authentication. ■ This is electronically generated letter. <div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> ■ आधार देश भर में मान्य है। ■ आधार कई सरकारी और गैर सरकारी सेवाओं को पता आसान बनाता है। ■ आधार में मोबाइल नंबर और ईमेल ID अपडेट करें। ■ आधार को अपने स्मार्ट फोन पर रखें, myAadhaar App के साथ। </div> <ul style="list-style-type: none"> ■ Aadhaar is valid throughout the country. ■ Aadhaar helps you avail various Government and non-Government services easily. ■ Keep your mobile number & email ID updated in Aadhaar. ■ Carry Aadhaar in your smart phone – use myAadhaar App.
 <p>राजेंद्र कुमार Prakash Kumar उम्र (DOB): 22/12/1988 लिंग MALE</p>  <p align="center">3043 5924 4758 VID : 3111 8114 8948 3702</p> <p align="center">मेरा आधार, मेरी पहचान</p>	 <p>राजेंद्र कुमार S/O Dile Sahu, Keshal Moha Road, Argona Saha, ARGORA, Ranchi, Jharkhand - 834022</p>  <p align="center">3043 5924 4758 VID : 3111 8114 8948 3702</p>

आधार विभाग
भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

प्राशन कुमार
Prashan Kumar

रमेश सारु
Ramesh Sahu

22/12/1988

3043 5924 4758
VID : 3111 8114 8948 3702

मेरा आधार, मेरी पहचान

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 :- 07-10-2023 07:59 am

Office Name :- SRO - Ranchi
Token No:- 202300133782

Appoinment :- 07-Oct-2023 Time:- 12:0

Article	Development Agreement
Pre Registration Date	07-Oct-2023
No. Of Pages	77
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 72,314.

Property Id: 1080925

Valuation No. : 1466173 / 2023	:- 2023-2024	Date : 07-October-2023 07:02:AM	
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 - 34			
Plot Number - 904			
Volume Number - 42, 41			
Page Number - 7, 8, 9, 44, 6, 80, 50			
Holding Number - 0380001026500Z0, 0380001008200Z0, 0380001013400Z0, 0380001013900Z0, 0380001034900Z0, 0380001022000Z0, 0380001007900Z0			
Property Rates			
Commercial Land (Y)			
₹1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	106.97 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 106.97 x 1158065 = 123878213.05	₹12,38,78,213/-
A	Total		₹12,38,78,213/-
Note : Final Valuation is Rounded to Next 100/-			

Total Valuation (A)	₹12,38,78,300/-
Total Amount in Words: Twelve Crores Thirty Eight Lakhs Seventy Eight 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 : 106.97 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	123878213.05
Transaction Amount	126194500

Property Id: 1080927

Valuation No. : 1466175 / 2023	:- 2023-2024	Date : 07-October-2023 07:04:AM	
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 - 94			
Plot Number - 905			
Volume Number - 41.42			
Page Number - 80.6			
Holding Number - 0380001034900Z0, 0380001022000Z0			
Property Rates			
Commercial Land (Y)			
₹1158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	2 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 1158065 = 2316130	₹23,16,130/-
A	Total		₹23,16,130/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹23,16,200/-
Total Amount in Words: Twenty Three Lakhs Sixteen Thousands 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 : 2.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	2316130
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. 18628/A, ARGORA BASTI, PUNDAG ROAD RANCHI, ARGORA, RANCHI, Pin Code-834002
EXECUTANTS	-Mr. PIYUSH PRASAD, ,Father/Husband Name YUDHISHTHIR PRASAD , PAN No.- Date Of Birth-13-Apr-2002,Permission Case No.- , Aadhaar No. *****7587, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. ADITYA KUMAR SAHU, ,Father/Husband Name BIRLA SAHU , PAN No.- Date Of Birth-04-Jan-1981,Permission Case No.- , Aadhaar No. *****0606, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - NEAR SHIV MANDIR ARGORA, ARGORA, RANCHI, Pin Code-834002
	-Mr. ARUN KUMAR SAHU, ,Father/Husband Name LATE SAGAR SAHU , PAN No.- Date Of Birth-01-Feb-1970,Permission Case No.- , Aadhaar No. *****9766, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BALI BAGICHA, ARGORA, RANCHI, Pin Code-834002
	-Mr. ANUJ KUMAR SAHU, ,Father/Husband Name LATE TARA PRASAD SAHU , PAN No.- Date Of Birth-03-Jan-1971,Permission Case No.- , Aadhaar No. *****5381, 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 PRASAD SAHU, ,Father/Husband Name LATE TARA PRASAD SAHU , PAN No.- Date Of Birth-01-Jan-1976,Permission Case No.- , Aadhaar No. *****5351, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. PANKAJ KUMAR SAHU, ,Father/Husband Name LATE SAGAR SAHU , PAN No.- Date Of Birth-01-Feb-1977,Permission Case No.- , Aadhaar No. *****9433, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002

	-Mr. RAM CHANDRA SAHU , Father/Husband Name MURAT SAHU , PAN No.- Date Of Birth-14-Oct-1966,Permission Case No.- , Aadhaar No. *****2027, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA PURANA CHOWK, ARGORA, RANCHI, Pin Code-834002
	-Mr. SAKENDRA SAHU , Father/Husband Name MURAT SAHU , PAN No.- Date Of Birth-15-Mar-1969,Permission Case No.- , Aadhaar No. *****8986, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA PURANA CHOWK, ARGORA, RANCHI, Pin Code-834002
	-Mr. RAJ KUMAR SAHU , Father/Husband Name LATE TARA PRASAD SAHU , PAN No.- Date Of Birth-01-Jan-1966,Permission Case No.- , Aadhaar No. *****9074, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. PRASHANT KUMAR , Father/Husband Name DILIP SAHU , PAN No.- Date Of Birth-22-Dec-1988,Permission Case No.- , Aadhaar No. *****4758, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. SIMANT KUMAR , Father/Husband Name DILIP SAHU , PAN No.- Date Of Birth-02-Jan-1988,Permission Case No.- , Aadhaar No. *****2371, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. SUDHIR KUMAR SAHU , Father/Husband Name LATE TARA PRASAD SAHU , PAN No.- Date Of Birth-03-Feb-1966,Permission Case No.- , Aadhaar No. *****1744, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. RAVINDRA KUMAR SAHU , Father/Husband Name LATE TARA PRASAD SAHU , PAN No.- Date Of Birth-20-Jun-1967,Permission Case No.- , Aadhaar No. *****6085, 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
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Identifier Details	Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD
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Fee Rule: Development Agreement

I	Stamp Duty	4
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Document Registration Summary 1

Date :-07-Oct-2023

- Government/Market Value: ₹126194500/-
- Transaction Amount: ₹126194500 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 913911

Receipt Date : 07-10-2023

Presenter Name: - *Piyush Prasad.*

On Date 07-10-2023 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

PR	₹1
SP	₹2310
LL	₹3
A1	₹70000
Stamp Duty	₹100

Total	₹72414
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MotiInfraheightsPvtLtdThroItsDirectorChandanKumar	GRN Number : 2319603646 DEPT Transaction Id : 6ac26e86601e5b7c08dd Transaction Type :	100
PR	1	1	0	GRAS	MotiInfraheightsPvtLtdThroItsDirectorChandanKumar	GRN Number : 2319605196 DEPT Transaction Id : 5e0540aaad5b97ae3685 Transaction Type :	1
SP	2310	2310	0	GRAS	MotiInfraheightsPvtLtdThroItsDirectorChandanKumar	GRN Number : 2319605196 DEPT Transaction Id : 5e0540aaad5b97ae3685 Transaction Type :	2310
A1	70000	70000	0	GRAS	MotiInfraheightsPvtLtdThroItsDirectorChandanKumar	GRN Number : 2319605196 DEPT Transaction Id : 5e0540aaad5b97ae3685 Transaction Type :	70000

LL	3	3	0	GRAS	MotilInfraheightsPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319605196	3
Sub Total	72318	72414	-96			DEPT Transaction Id : 5e0540aaad5b97ae3685	
Article : Development Agreement Number of Pages : 154						Transaction Type :	

Exemption Fee Rule		Fee Exemption
Exemption for Low Income Group		3084863 /-

MK
Signature of Operator

G. S. S. S.
Signature of Head Clerk

&
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300133782

Deed Type	Development Agreement
Number of Pages	154
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 2310, A1 :- Rs. 70000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.123878213/- , Transaction Amount :- Rs.126194500/-
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 - 34Plot Number - 904Volume Number - 42, 41Page Number - 7, 8, 9, 44, 6, 80, 50Holding Number, - 0380001026500Z0, 0380001008200Z0 0380001013400Z0,0380001013900Z0 0380001034900Z0,0380001022000Z0 0380001007900Z0 Area Of Land :- 106.97 Decimal
Property No.	2
Valuation Details	Value :- Rs.2316130/- , 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 - 34Plot Number - 905Volume Number - 41,42Page Number - 80,6Holding Number - 0380001034900Z0, 0380001022000Z0 Area Of Land :- 2.00 Decimal

Sh./Smt.PIYUSH PRASAD s/o/d/o/w/o YUDHISHTHIR PRASAD has presented the document for registration in this office

today dated :- 07-Oct-2023 Day :- Saturday Time :- 13:53:35 PM









PIYUSH PRASAD(Individual)



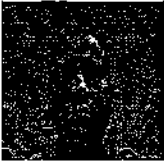



Party Name	Document Type	Document Number
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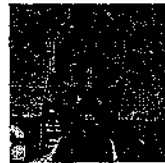

PIYUSH PRASAD





PAN/UID





987385037587



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ARUN KUMAR SAHU Address1 - ARGORA BALI BAGICHA, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Arun Kumar Sahu Address:- sagar enterprises, argora bye pass road, argora bali bagicha ranchi, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:53			<i>Arun Kumar Sahu</i>
2	BIRENDRA PRASAD SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Birendra Prasad Sahu Address:- , Near Sahu Cement Agency, , Argora Basti, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:47			<i>Birendra Prasad Sahu</i>
3	SAKENDRA SAHU Address1 - ARGORA PURANA CHOWK, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Sakendra Sahu Address:- , , argora puran chok, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:54			<i>Sakendra 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
4	PRASHANT KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Prashant Kumar Address:- , Katahal Mora Road, Argora Basti, ARGORA, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:34			<i>Prashant Kumar</i>
5	SIMANT KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Simant Kumar Address:- , Near Argora Mandir, , Argora Basti, Kathal More Road, ARGORA, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:35			<i>Simant Kumar</i>
6	RAJ KUMAR SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Raj Kumar Sahu Address:- , Kathar More Road, Argora, Post-Ashok Nagar, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:57			<i>Raj Kumar 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	PIYUSH PRASAD Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Piyush Prasad Address:- , Near Shiv Mandir, , Argora Basti, , Argora, , Ranchi, , 834002, , Jharkhand, India		EXECUTANTS Age:21			<i>Piyush Prasad</i> <i>Piyush Prasad</i>
8	ANUJ KUMAR SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Anuj Kumar Sahu Address:- House No. 72 Tara Niketan, Near Shiv Mandir, , Sahu Mohalla Argora Ranchi, ARGORA, , Ranchi, , 834002, , Jharkhand, India		EXECUTANTS Age:52			<i>Anuj Kumar Sahu</i>
9	RAM CHANDRA SAHU Address1 - ARGORA PURANA CHOWK, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Ramchandra Sahu Address:- 2173, , , ARGORA PURANA CHOWK, doranda, , Ranchi, , 834002, , Jharkhand, India		EXECUTANTS Age:56			<i>Ramchandra 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
10	ADITYA KUMAR SAHU Address1 - NEAR SHIV MANDIR ARGORA, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Aditya Kumar Sahu Address:- , Near Shiv Mandir, , Argora Basti, Argora, Post-Argora Ashok Nagar, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:42			<i>Aditya Kumar Sahu</i>
11	PANKAJ KUMAR SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Pankaj Kumar Sahu Address:- House No- 63, Near Shiv Mandir, Kathal More Road, Argora Basti, Argora, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:46			<i>Pankaj Kumar 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
12	SUDHIR KUMAR SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI; Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Sudhir Kumar Sahu Address:- Tara Niketan, Near Shiv Mandir, Argora Kathal More Road, Argora, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:57			<i>Sudhir K. Sahu</i>
13	RAVINDRA KUMAR SAHU Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Rabindra Kumar Sahu Address:- , , ARGORA, ARGORA, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:56			<i>Ravindra K. 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
14	MOTI INFRAHEIGHTS PVT LTD THRO ITS DIRECTOR CHANDAN KUMAR Address1 - H. NO. 18628/A, ARGORA BASTI, PUNDAG ROAD RANCHI, 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			<i>Chandan Kumar</i>

Identification:

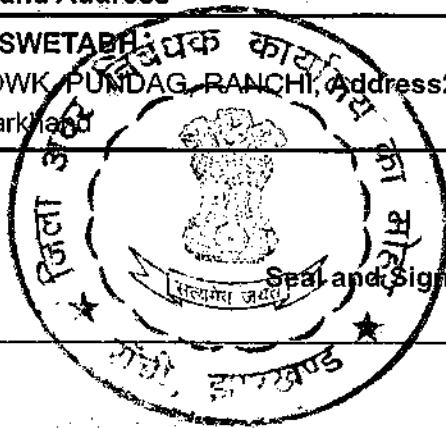
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PRATISH SWETABH S/o-D/o DURGA PRASAD Address1 - BAULI TOLA SAHU CHOWK, SAHU CHOWK, PUNDAG, RANCHI, Address2 - , , , Jharkhand PAN No.:			<i>Pratih Swetabh</i>

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, (PIYUSH PRASAD , ADITYA KUMAR SAHU , ARUN KUMAR SAHU , PANKAJ KUMAR SAHU , RAJ KUMAR SAHU , SUDHIR KUMAR SAHU , ANUJ KUMAR SAHU , RAVINDRA KUMAR SAHU , BIRENDRA PRASAD SAHU , RAM CHANDRA SAHU , SAKENDRA SAHU , PRASHANT KUMAR , SIMANT 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:- 07-Oct-2023


Seal and Signature of Registering Officer



Token No.: 202300133782

CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 07-Oct-2023 by
PIYUSH PRASAD, S/O, D/O, W/O YUDHISHHIR PRASAD resident of ARGORA BASTI, ARGORA, RANCHI
RANCHI.

This deed was registered as Document No.- 2023/RAN/8828/BK1/8114 in Book No :- BK1, Volume No :- 1090
from Page No :- 241 to 394 at, office of SRO - Ranchi

Date:- 07-Oct-2023

Registering Officer

