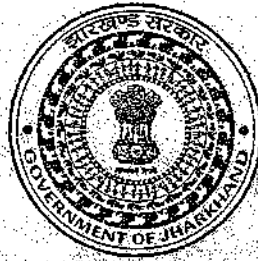


8788

8078



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 66c66e52e59c5e2a34bb

Receipt Date : 05-Oct-2023 09:43:57 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300131505

Office Name : SRO - Ranchi

Document Type : Development Agreement

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

GRN Number : 2319566190



:- For Office Use :-

रजिस्ट्रेशन अधिनियम 1998 परिशिष्ट 4 नियम 21/27  
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 का 1 क सब.....के अधिन यथावत स्टाम्प  
लहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

*Umapati*  
निर्बंधन प्रदाधिकारी  
05/10/23

*Ajaya Kumar*  
*Ajay Kumar*  
*Niraj Kumar*  
*Prakash Kumar*  
*Prakash Kumar*  
*Kuldeep Kumar*

21/10/23 2:17 PM  
Sikandar Pan

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

22/10/23 10:21 AM

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

Asha Devi  
Gita Devi

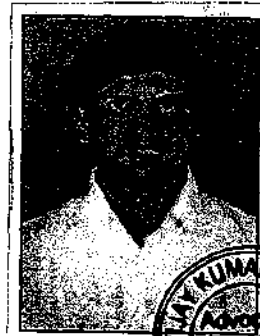
Gusaha 5/10/23

प्रस्त पशुपालन को भूमि घोदला एवं खासमहल लोज की सूची में वर्णित प्लॉट एवं नाम दर्ज नहीं है।

Gusaha 5/10/23

सम्पत्ति का मूल्य - Development Agreement  
मुद्रांक - 100/-  
T.D.S. - 05/10

मार्ग रशिका पंजी से जमीन का दर/डी० कच्चा कमान का दर पक्का कमान का दर  
1580654 (Comm)  
5/10



A Kumar 5/10/23

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Ranchi on this the 05<sup>th</sup> day October, 2023, A.D.

BETWEEN

(1) AMIT KUMAR (DOB- 08.01.1982, PAN- AQTPK2684B, UID - XXXX XXXX 5394, mob- 9431195895) son of Narayan Sahu, grandson of Late Faguwa Sahu, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Parwal, P.S. - Bharno, District - Gumla, State - Jharkhand, Indian Citizen.



(1)

MOTI INERAHEIGHTS PVT. LTD.  
Chandan Kumar 5/10/23  
Director

Chandere Pun 21/02/23  
22/10 Pun 21/02/23  
Pasha Devi 5/10/23  
Bilechandra 5/10/23

Chandankumar 5/10/23  
A Jay Kumar 5/10/23  
Sitaru 5/10/23

Deepank Kumar 5/10/23  
Kuldeep Kumar 5/10/23

Minu 5/10/23  
Nitya Kum 5/10/23

मोती इन्फो प्रॉपर्टी डेव  
05/10/23

मेर मजसूया प्रॉपर्टी सूचि से  
खाता 84,41,79 प्लॉट 8802  
का मिलान किया दर्ज नहीं पाया  
5/10



*Amit Kumar*  
5/10/23

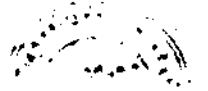


दिनांक 05/10/23 राय 10/1  
रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम 38  
श्री Amit Kumar  
पिता श्री/स्व० N. Sahy  
नियम स्थान Gumla ज्ञाते  
पेश Business जो लेख्यकारी के दावेदार का  
अवर निबंधक द्वारा प्रनमित  
मुख्यारनामा सं० वर्ष के अधीन  
लेख्यकारियों या दावेदारों में से एक श्री  
के अभिकर्ता ने दि० के पुर्वाहन अपराहण  
में अवर निबंधन कार्यालय में  
निबंधन के लिए पेश किया

*Impati*

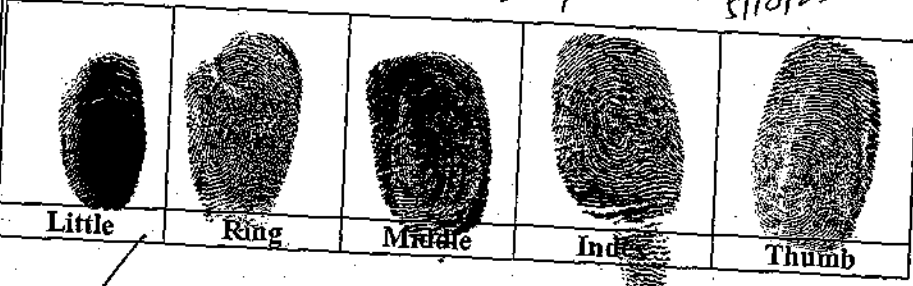
निबंधन पत्रकारिता का हस्ताक्षर

05/10/2023

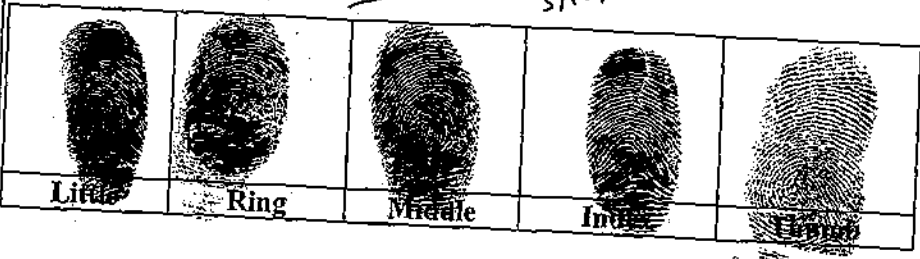




Ranjan Kumar  
5/10/23



Nirgi Kumar  
5/10/23

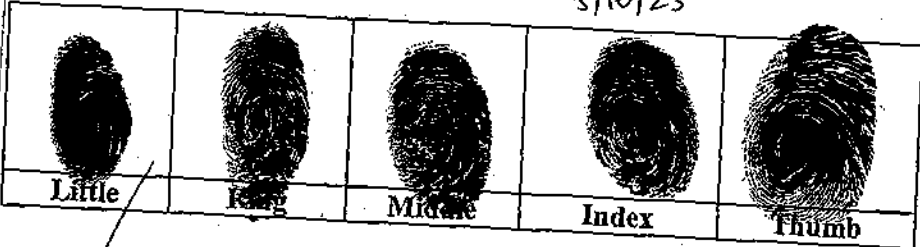


27/10/23

Sikandar Pan



Ajay Kumar  
5/10/23



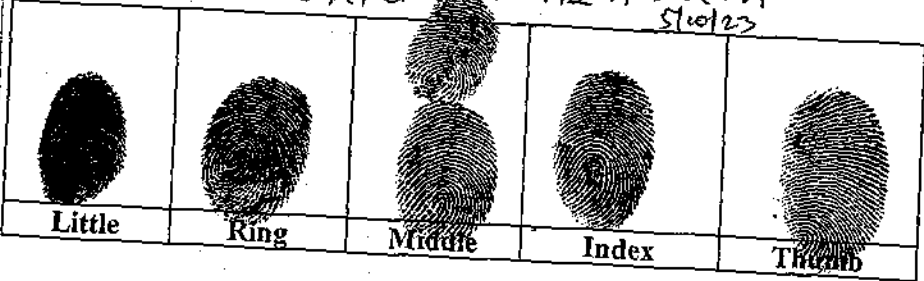
Kuldeep Kumar

27/10/23

27/10/23



Anand Kumar  
5/10/23



Anand Kumar

27/10/23

Gita Devi

(2)

Chandan Kumar

Nirgi Kumar

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

Ajay Kumar

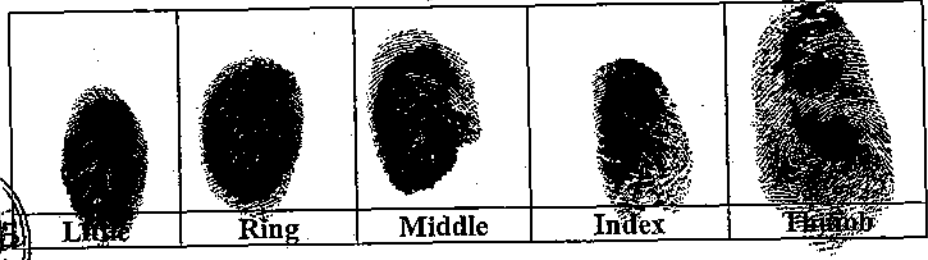
Ajay Kumar

Ranjan Kumar

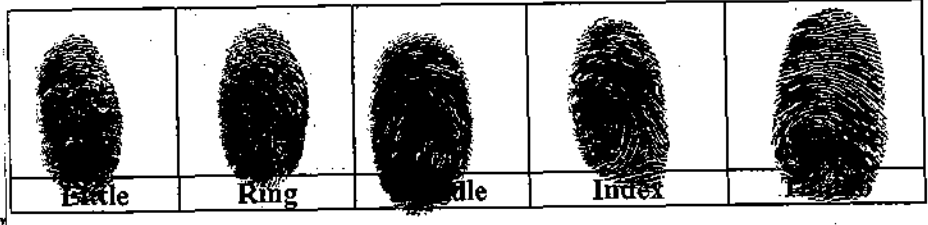
Anand Kumar



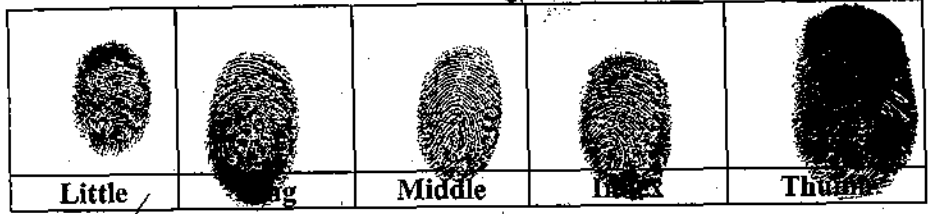
Asha Devi  
5/10/23



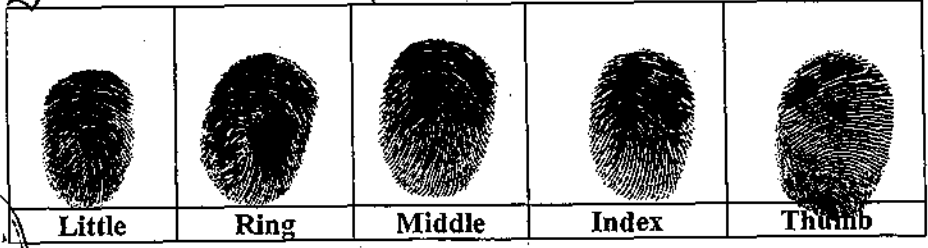
Deepak Kumar  
5/10/23



Gita Devi  
5/10/23



Niraj Kumar  
5/10/23



25/10/23

25/10/23

Kuldeep Kumar

5/10/23

25/10/23

Asha Devi

Deepak Kumar

Gita Devi

(3)

MOTI INFRAHEICHTS PVT. LTD.

Chandan Kumar  
Director

Chandan Kumar  
Ankur  
Ranjankumar

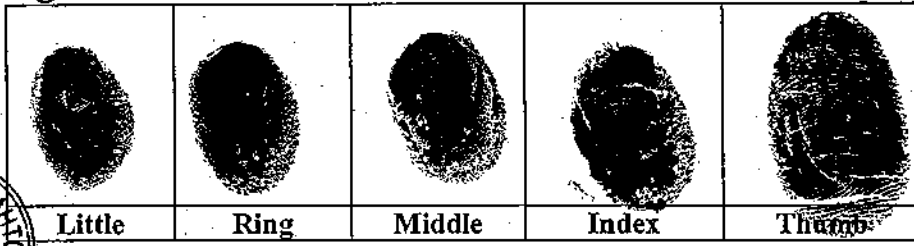
Niraj Kumar

A Jay Kumar

25/10/23

मीना

5/10/23

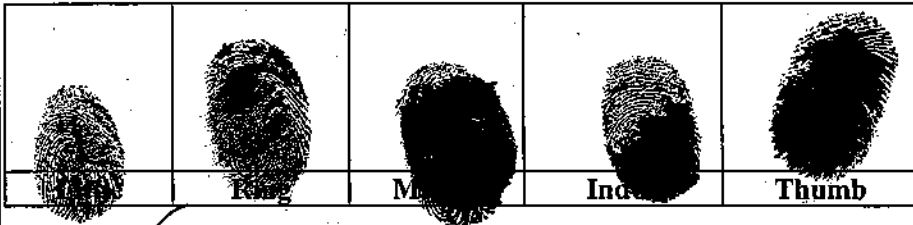


श्रीमती पार्वती 21/10/23

Sikandar Pan

श्रीमती पार्वती 21/10/23

5/10/23



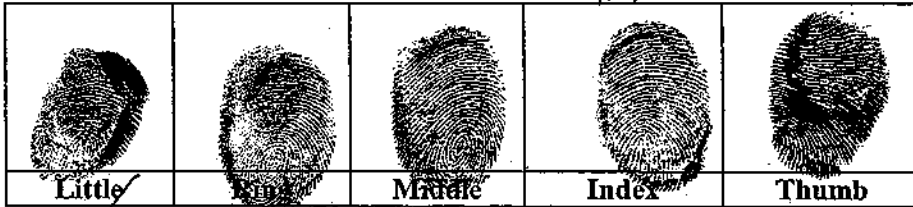
Kuldeep Kumar

मीना

श्रीमती पार्वती 21/10/23

श्रीमती पार्वती 21/10/23

5/10/23



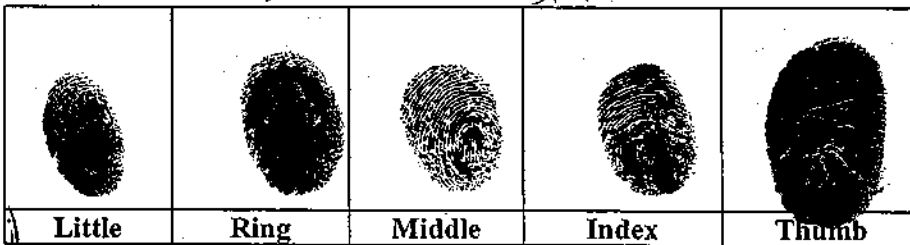
Asha Devi

Deepak Kumar

Gita Devi

Sikandar Pan

5/10/23



(4)

Chandan Kumar

Niraj Kumar

MOTI INFRAHEIGHTS PVT. LTD.

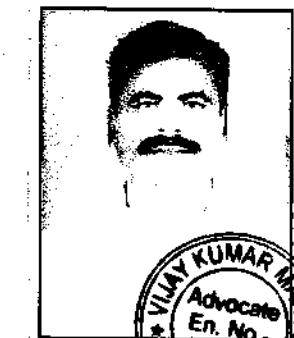
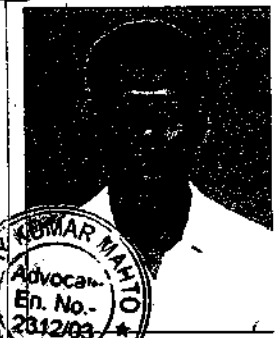
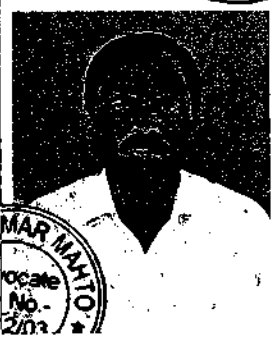
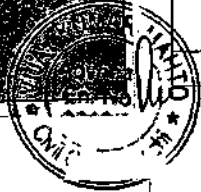
Chandan Kumar  
Director

Ajay Kumar

Ajay Kumar

Ranjankumar

श्रीमती पार्वती 21/10/23



- (2) RANJAN KUMAR (DOB- 12.12.1986, PAN- BDOPK1147G, UID - XXXX XXXX 7820, mob- 9199058104) son of Late Moti Ram Sahu, grandson of Late Doman Ram, 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, Indian Citizen.
- (3) NIRAJ KUMAR (DOB- 26.01.1979, PAN- AOYPK3496G, UID - XXXX XXXX 9495, mob- 9431169392) son of Kapil Ram alias Kapil Ram Sahu, grandson of Late Doman Ram, 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, Indian Citizen.
- (4) AJAY KUMAR (DOB- 03.07.1989, PAN- BWSPK9677E, UID - XXXX XXXX 5874, mob- 7903997079) son of Late Basant Sahu, grandson of Late Doman Ram 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, Indian Citizen.
- (5) ARVIND KISHORE RAM (DOB- 07.11.1974, PAN- ARBPR7176E, UID - XXXX XXXX 0246, mob- 9835166102) son of Dinu Mahto, grandson of Late Thuthna Mahto, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand, Indian Citizen.
- (6) ASHA DEVI (DOB- 05.03.1980, PAN- EHGPD1141E, UID - XXXX XXXX 0808, mob-8102553813) wife of Late Hiralal Sahu, daughter of Chanu Prasad Sahu, granddaughter of Fagu Sahu, by Caste - General(Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Housewife, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand, Indian Citizen.
- (7) DEEPAK KUMAR (DOB-10.11.1998, PAN- FLQPK6534M, UID - XXXX XXXX 4072, mob- 7050081399) son of Late Dwarika Ram Sahu, grandson of Late Doman Ram, 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, Indian Citizen.

22/10/2021  
Ranjana Ram

Sikandar Ram

Kuldeep Kumar

27/07

21/5/21 21/5/21

Asha Devi

Deepak Kumar  
Gita Devi

(5)

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

Chandan Kumar

Arun Kumar

Ranjana Kumar

Niraj Kumar

Ajay Kumar

22/10/2021

- (8) **GITA DEVI** (DOB- 01.02.1982, PAN- AVNPD1737D, UID - XXXX XXXX 4789, mob-930401523) wife of Ranjan Kumar, daughter of Basant Sahu, granddaughter of Late Doman Ram, by Caste - General(Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Housewife, Resident of Flat no. B-608, Pearl Orchid Apartment, Argora, P.S. - Argora, District - Ranchi, State - Jharkhand, Indian Citizen.
- (9) **KULDEEP KUMAR** (DOB- 10.12.2000, PAN- IFTPK2089R, UID - XXXX XXXX 6100, mob-7766994405) son of Late Dwarika Ram Sahu, grandson of Late Doman Ram 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, Indian Citizen.
- (10) **MEENA DEVI** (DOB-01.01.1963, PAN- BNVPD1730M, UID - XXXX XXXX 6805, mob-9525157350) wife of Late Basant Sahu, daughter of Bisheshwar Ram, granddaughter of Late Madga Ganjhu, by Caste - General(Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Housewife, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand, Indian Citizen.
- (11) **RAJESH RAM SAHU** (DOB- 01.01.1969, PAN- KHOPS7085E, UID - XXXX XXXX 4721, mob- 8298958820) son of Late Rupu Ram Sahu, grandson of Late Charka Mahto, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand, Indian Citizen.
- (12) **SHYAM KISHORE RAM** (DOB-25.03.1966, PAN- APOPR7158F, UID - XXXX XXXX 4447, mob- 9835185500) son of Dinu Mahto, grandson of Late Thuthna Mahto by Caste - General(Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand, Indian Citizen.
- (13) **SIKANDAR RAM** (DOB-07.03.1974, PAN- AJQPS9822H, UID - XXXX XXXX 3129, mob-9798963698) son of Late Rupu Ram, grandson of Late Charka Mahto, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand, Indian Citizen.

21/12/21

Sikandar Ram

Kuldeep Kumar

10/11

21/12/21

Meena Devi

Shyam Kishore

Gita Devi

(6)

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

Chandan Kumar  
Ajay Kumar  
Ranjankumar

Niraj Kumar

Ajay Kumar

21/12/21

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. - 805112524) son of Late Moti Ram Sahu, grandson of Late Doman Ram, by Caste - General (Not covered under C.N.T. Act 1908), by Occupation - Business, resident of House No. 1862/A, Argora Basti, Pundag Road, P.O. & P.S. - Argora, District - Ranchi, Jharkhand, Indian Citizen hereinafter called and /or referred to as the "DEVELOPER" which expression shall unless it be repugnant to the context or meaning thereof means and includes its administrators, legal representatives, nominee(s), assignees and /or successors in interest) of the SECOND PART.

WHEREAS the Parties of the First Part are the owner of all the piece and parcel of land bearing Khata no. 84, 79, 80 and 41 Plot No. 890, 893, 889, 1048, 970, 891, 894, 895, 897, 1055 measuring an area 257.34 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 said KhataNo. 84 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Jitram Mahto son of Dukhiya Mahto by caste Teli in Revisional Survey Record of Right as Kayami.

AND WHEREAS Khatiyani raiyat Jitram Mahto died leaving behind three sons namely (i) Kandru Mahto, (ii) Chuniya Mahto and (iii) Kali Mahto. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof. Lateron they amicably partitioned the land aforesaid and others and the said land allotted in favour of Kandru Mahto, who came in peaceful possession over his allotted share and enjoyed the same till his lifetime. That the landowner Kandru Mahto died leaving behind two sons namely (i) Ramlal Mahto and (ii) Suraj Nath Sahu. That the said Suraj Nath Sahu have two sons namely (i) Birendra Sahu and (ii) Purushottam Sahu. That the said (i) Ramlal Mahto and (ii) Suraj Nath Sahu amicably partitioned the land aforesaid and others and each of them are in peaceful possession over their allotted share of land.

Ashu Devi  
Gita Devi

Sikandar Ram  
Sikandar Ram  
Sikandar Ram

Jayant Kumar  
Ajay Kumar  
Jitendra Kumar

Jagan Kumar  
Kalyan Kumar

Jitendra Kumar  
Niraj Kumar

MOTI INFRAHEIGHTS PVT. LTD.  
Chandan Kumar  
Director

(7) *[Signature]*

AND WHEREAS the said land owners (i) Surajnath Sahu (ii) Birendra Sahu and (iii) Purushottam Sahu jointly sold their share of land area 2.43 decimal of plot no. 890 in favour of (i) Chandan Kumar and (ii) Amit Kumar by virtue of regd. deed of sale being no. 77 dated 11.01.2017 of D.S.R., Ranchi. That after purchased the said land the land owners got their name mutated in the seriesta of state through Argora Anchal, Ranchi vide Mutation Case No. 1457R27/2016-17 and their name is also entered in Register II, Volume No. 30, Page No. 13 and paid rent to the state with their own, name right title and interest.

AND WHEREAS the said land owner Surajnath Sahu sold his share of land area 07 Katha of plot no. 890 in favour of Rameshwar Ram Sahu by virtue of regd. deed of sale being no. 12568 dated 17.07.2008 of D.S.R., Ranchi. That the landowner Rameshwar Ram Sahu died leaving behind two sons namely (i) Birendra Prasad Sahu (ii) Jitendra Prasad Sahu and (iii) Narendra Prasad Sahu As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof. Lateron they amicably partitioned dated 25.08.2014 the land aforesaid and others and the said land area 06 decimal allotted in favour of Jitendra Prasad Sahu who got mutated his name mutated in the seriesta of state through Argora Anchal, Ranchi vide Mutation Case No. 1569R27/2016-17 and paid rent to the state.

AND WHEREAS the said land owner Jitendra Prasad Sahu sold his share of land area 06 decimal of plot no. 890 in favour of Chandan Kumar by virtue of regd. deed of sale being no. 5752 dated 13.08.2019 of D.S.R., Ranchi. That after purchased the said land the land owner got his name mutated in the seriesta of state through Argora Anchal, Ranchi vide Mutation Case No. 999R27/2019-20 and his name is also entered in Register II, Volume No. 35, Page No. 76 and paid taxes thereto with his own, name right title and interest.

AND WHEREAS the said Khata No. 79 and 80 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Jadu Mahto son of Chamu Mahto, Charka Mahto and Thuthna Mahto son of Jagarnath Mahto, Saburwa Mahto son of Fagu Mahto by caste Teli in R.S. Record of rights as Kayami.

AND WHEREAS the said recoded tenant Saburwa Mahto son of Fagu Mahto died issueless. After the death of Saburwa Mahto, another recorded tenants Jadu Mahto son of Chamu Mahto, Charka Mahto and Thuthna Mahto son of Jagarnath Mahto amicably partitioned the land aforesaid and others and came in peaceful possession of their allotted share.

21/11/2019 Purushottam Sahu  
Subkanta Devi

Kuldeep Kumar

21/11/2019

21/11/2019

Ashwadevi

Prepach Kumar

Gita Devi

MOTI INFRAHEIGHTS PVT. LTD.

(8)

Chandan Kumar  
Director

Chandan Kumar

Niraj Kumar

Amit Kumar

A. Jay Kumar

Devi Anand Kumar

21/11/2019

AND WHEREAS the said land and others allotted in share of Jadu Mahto son of Chamu Mahto. That the said Jadu Mahto died leaving behind his only one son namely Doman Ram. That lateron the said Doman Ram also died leaving behind his four sons namely (i) Dwarika Ram Sahu, (ii) Kapil Ram, (iii) Basant Ram Sahu and (iv) Moti Ram Sahu As such being legal heirs and successors they inherited the aforesaid land and others and came in peaceful possession over the same. Lateron they amicably partitioned the land aforesaid and others by virtue of family partition in which land the land owners had been allotted their share of land and came in peaceful possession thereof.

22/10/2020  
Sikandar Ram

AND WHEREAS the said Moti Ram Sahu died leaving behind his two sons namely (i) Chandan Kumar and (ii) Ranjan Kumar As such being legal heir and successor they inherited the aforesaid land left by their father. Lateron they amicably partitioned the land aforesaid and others by virtue of family partition dated 08.10.2020 in which land of Khata no. 79, Plot No. 893, area 11.125 dec. Plot no. 889 area 06 dec., Plot no. 1048 area 5.25 dec. and Plot no. 970 area 10 dec. and others land allotted in favour of Chandan Kumar and Khata no. 79, Plot No. 893, area 11.125 dec. Plot no. 889 area 06 dec., Plot no. 1048 area 5.25 dec. and Plot no. 970 area 10 dec. and others land allotted in favour of Ranjan Kumar.

AND WHEREAS the said land owners (i) Chandan Kumar and (ii) Ranjan Kumar came in peaceful possession over their allotted share and got mutated their name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. 925R27/2020-21 and 926R27/2020-21 and their name is also entered in Register II, Volume No. 38, Page No. 55 and Register II, Volume No. 38, Page No. 56 respectively and paid rent to the state with their own, name right title and interest.

Kuldev Kumar  
7/10/21  
21/10/21

AND WHEREAS the land owner Kapil Ram has only one son namely Niraj Kumar. Lateron the legal heirs and successors of Doman Ram amicably partitioned the land aforesaid and others by virtue of family partition dated 21.10.2020 in which land of Khata no. 79, Plot No. 970, area 20 dec. Plot no. 893 area 13.25 dec., Plot no. 1048 area 10.50 dec. and Khata no. 80, Plot no. 891 area 21 dec. and others land allotted in favour of Niraj Kumar.

Ashok Devi  
Deepak Kumar  
Gita Devi

AND WHEREAS the said land owner Niraj Kumar came in peaceful possession over their allotted share and got mutated his name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. 1357R27/2020-21 and his name is also entered in Register II, Volume No. 39, Page No. 64 and paid rent thereto with his own, name right title and interest.

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MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

Chandan Kumar  
Ranjankumar

Niraj Kumar

Ajay Kumar

3/10/21

AND WHEREAS the said Basant Sahu died leaving behind his wife Meena Devi and only one son Ajay Kumar. As such being legal heir and successor they inherited the aforesaid land left by Basant Sahu. Lateron they amicably partitioned the land aforesaid and others by virtue of family partition dated 08.10.2020 in which land of Khata no. 79, Plot No. 1048, area 5.25 dec. Plot no. 893 area 11.125 dec., Plot no. 894 area 01 dec. and Plot no. 895 area 5 dec. and others land allotted in favour of Meena Devi and Khata no. 79, Plot No. 1048, area 5.25 dec. Plot no. 893 area 11.125 dec., Plot no. 894 area 01 dec. and Plot no. 895 area 5 dec. and others land allotted in favour of Ajay Kumar.

22/10/2020  
Basant Sahu  
Meena Devi  
Ajay Kumar

AND WHEREAS the said land owners (i) Meena Devi and (ii) Ajay Kumar came in peaceful possession over their allotted share and got mutated their name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. 943R27/2020-21 and 945R27/2020-21 and their name is also entered in Register II, Volume No. 38, Page No. 62 and Register II, Volume No. 38, Page No. 63 respectively and paid rent to the state with their own, name right title and interest.

AND WHEREAS the said land owner Meena Devi wife of Late Basant Sahu due to love and affection gifted the land of Khata no. 79, Plot no. 893, area 10 decimal and Plot no. 895 area 05 decimal in favour of her daughter Gita Devi by virtue of regd. deed of gift being no. 2687 dated 09.04.2021 of D.S.R., Ranchi and put her in peaceful possession over the same.

Kuldeep Kumar  
21/5/21  
21/5/21  
21/5/21

AND WHEREAS the said land owner Gita Devi after accepted the said gift came in peaceful possession over the said land and got mutated her name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. 707R27/2021-22 and her name is also entered in Register II, Volume No. 41, Page No. 15 and paid rent to the state with her own, name right title and interest.

AND WHEREAS the said Dwarika Ram Sahu died leaving behind his two sons namely (i) Deepak Kumar and (ii) Kuldeep Kumar. As such being legal heir and successor they inherited the aforesaid land left by their father. Lateron they amicably partitioned the land aforesaid and others by virtue of family partition dated 08.10.2020 in which land of Khata no. 79, Plot no. 893 area 17.125 dec., Plot no. 1048 area 5.25 dec. and others land allotted in favour of Deepak Kumar and Khata no. 79, Plot no. 893 area 17.125 dec., Plot no. 1048 area 5.25 dec. and others land allotted in favour of Kuldeep Kumar.

Deepak Kumar  
Gita Devi  
Kuldeep Kumar

AND WHEREAS the said land owners (i) Deepak Kumar and (ii) Kuldeep Kumar came in peaceful possession over their allotted share and got mutated their name in the seriesta of state through Town/Argora Anchal, Ranchi vide

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MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

Chandan Kumar

Ajay Kumar

Ranjankumar

Nisaj Kumar

Ajay Kumar

21/5/21

mutation case no. 948R27/2020-21 and 947R27/2020-21 and their name is also entered in Register II, Volume No. 38, Page No. 89 and Register II, Volume No. 38, Page No. 64 respectively and paid rent to the state with their own, name right title and interest.

AND WHEREAS said recoded tenants of Khata no. 79 amicably partitioned the land aforesaid and others and the land aforesaid allotted in favour of Thuthna Mahto son of Jagarnath Mahto who came in peaceful possession of his allotted share.

AND WHEREAS the said Thuthna Mahto died leaving behind his two sons namely Dinu Mahto and Kaleshwar Ram. As such being legal heirs and successors they inherited the aforesaid land and others and came in peaceful possession over the same. Lateron they amicably partitioned the land aforesaid and others by amicable family partition in which land area 32.75 decimals of Plot no. 970 had been allotted to Dinu Mahto. That the said Dinu Mahto have three sons namely (i) Shyam Kishore Ram, (ii) Arvind Kishore Ram and (iii) Hiralal Sahu, Out of them Hiralal sahu also died leaving behind his wife Asha Devi. Lateron the said land owners Dinu Ram during his lifetime partitioned the aforesaid land between (i) Shyam Kishore Ram (ii) Arvind Kishore Ram and (iii) Asha Devi by virtue of family partition dated 28.09.2021, in which land of Khata no. 79, Plot No. 970, area 10.875 dec. allotted in favour of Shyam Kishore Ram, Khata no. 79, Plot No. 970, area 10.875 dec. allotted in favour of Arvind Kishore Ram and Khata no. 79, Plot No. 970, area 11 dec. allotted in favour of Asha Devi.

AND WHEREAS the said land owners (i) Shyam Kishore Ram, (ii) Arvind Kishore Ram and (iii) Asha Devi came in peaceful possession over their allotted share and got mutated their name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. 2246R27/2020-21, 2232R27/2020-21 and 1626R27/2018-19 and their name is also entered in Register II, Volume No. 42, Page No. 17 and Register II, Volume No. 42, Page No. 14 and Register II, Volume No. 34, Page No. 79 respectively and paid rent to the state with their own, name right title and interest.

AND WHEREAS said recoded tenants of Khata no. 79 amicably partitioned the land aforesaid and others and the land aforesaid allotted in favour of Charka Mahto son of Jagarnath Mahto who came in peaceful possession of his allotted share.

AND WHEREAS the said Charka Mahto died leaving behind his two sons namely (i) Rupu Ram (ii) Baijnath Ram. As such being legal heirs and successors

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22/11/21  
Dipankar  
Sikandar Ram

Kuldeep Kumar

11/10/21

27/12/21

Asha Devi

Deepak Kumar

Gita Devi

NOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

Chandan Kumar  
Arjun

Ranjankumar

Niraj Kumar

Ajay Kumar

Sikandar Ram

they inherited the aforesaid land and others and came in peaceful possession over the same. Lateron they amicably partitioned the land aforesaid and others by virtue of family partition in which land area 32.75 decimals of Plot no. 970 had been allotted to Rupu Ram. That the said Rupu Ram died leaving behind two sons namely (i) Sikandar Ram and (ii) Rajesh Ram Sahu. That the land owner Rupu Ram during his lifetime partitioned the aforesaid land between his sons namely (i) Sikandar Ram and (ii) Rajesh Ram Sahu by virtue of family partition dated 27.12.2021, in which land of Khata no. 79, Plot No. 970, area 16.375 dec. and others land allotted in favour of Sikandar Ram, Khata no. 79, Plot No. 970, area 16.375 dec. and others land allotted in favour of Rajesh Ram Sahu.

AND WHEREAS the said land owners (i) Sikandar Ram and (ii) Rajesh Ram 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. 1088R27/2020-21 and 1087R27/2020-21 and their name is also entered in Register II, Volume No. 39, Page No. 13 and Register II, Volume No. 39, Page No. 11 respectively and paid rent to the state with their own, name right title and interest.

AND WHEREAS the said Khata No. 41 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Kamal Mahto and Lagnu Mahto, by caste Teli in Revisional Survey Record of Right as Kayami.

AND WHEREAS the said recorded tenants amicably partitioned the land aforesaid and each of them came in peaceful possession over their allotted share of land.

AND WHEREAS the said land owner Ganesh Sahu enjoyed his share of land till his lifetime died leaving behind his three sons namely (i) Nanku Ram, (ii) Ashok Ram and (iii) Fagan Ram. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof. Lateron they amicably partitioned the land aforesaid and each of them came in peaceful possession over their allotted share of land.

AND WHEREAS the said land owner Nanku Ram enjoyed his share of land till his lifetime died leaving behind his only one son namely Mahesh Ram. Who also died leaving behind his four sons namely (i) Sukhlal Ram, (ii) Jaglal Ram, (iii) Deolal Ram and (iv) Chotelal Ram. That the said sons of Mahesh Ram amicably partitioned the land aforesaid and the land of Khata no. 41, Plot no. 897 area 02 dec. and others land allotted in favour of Sukhlal Ram and land of Khata no. 41, Plot no. 1055 area 02 dec. and others land allotted in favour of Chotelal Ram them came in peaceful possession over their allotted share of land and got mutated their name in the seriasta of state through Argora Anchal and paid rent thereto.

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22/12/21  
Sikandar Ram

Kuldeep Kumar  
27/12/21

27/12/21

Ashu Devi  
Deepak Kumar  
Gita Devi

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Chandan Kumar  
Director

Chandan Kumar

Arun

Benjan Kumar

Niraj Kumar

Ajay Kumar

21/12/21

AND WHEREAS the said land owners (i) Sukhlal Ram through his constituted power of attorney holder Sourabh Prakash and (ii) Chotelal Ram sold their share of land of Khata 41, Plot no. 897 area 02dec. and Khata 41, Plot no. 1055 area 02dec. total area 04 decimal in favour of Amit Kumar son of Sri Narayan Sahu by virtue of regd. deed of sale being no. 5762 dated 16.09.2022 of D.S.R., Ranchi and put him in peaceful possession thereof.

AND WHEREAS the said land owner Amit Kumar after purchased the said land came in peaceful possession and got mutated his name in the seriesta of state through Town/Argora Anchal, Ranchi vide mutation case no. 1184R27/2022-23 and her name is also entered in Register II, Volume No. 43, Page No. 40 and paid rent to the state with his own, name right title and interest.

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

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

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

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

22/11/21 21/11/21

Sukhlal Ram

Kuldeep Kumar

21/11/21

21/11/21

Asish Devi

Deepak Kumar

Gita Devi

IOI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

Chandan Kumar  
Ajay Kumar  
Ranjankumar

Niraj Kumar  
Ajay Kumar  
Sudhakar Ranjit Kumar

developer's share shall be calculated accordingly in the ratio as per schedule "B" & "C" and shall be distributed among them in said proportion as per schedule "B" & "C".

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

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

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Kuldeep Kumar  
25/11/23

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25/11/23

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MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

Chandan Kumar

Arjun Kumar

Arjun Kumar

Niraj Kumar

Ajay Kumar

Arjun Kumar

pump room, tube well, additional common over head tank, water pumps and motor, Lift and Generator and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and / or management of the building.

- A.8. COMMON EXPENSES: It shall mean and include a proportionate share of the cost charges and expenses for working, maintenance, upkeep replacement of common parts and common facilities including proportionate share of municipal and property tax and other taxes and levies and related to or connected with the said building and land property, accruing after handing over of share of the owner. However, once the Agreement is signed all liabilities either Financial or Legal or otherwise of any kind to the Owner will cease to exist.
- A.9. SALEABLE SPACE: It shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- A.10. OWNER ALLOCATION: It shall be the constructed area in form of Residential Spaces and parking spaces in the aforesaid building together with the right title interest in common facilities as per specification mentioned in SCHEDULE "B" & "C" herewith and agreed upon by the OWNER.
- A.11. DEVELOPER'S ALLOCATION : It shall mean the balance constructed area as in the aforesaid building together with the right title interest in common facilities and amenities including the right to the use thereof and also the car parking space available at the said premises after providing for OWNER allocation as per specification mentioned SCHEDULE "B" & "C".
- 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.

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Kuldeep Kumar

21/05/15

21/05/15

Asha Devi

21/05/15

21/05/15

MOTI INFRAHEIGHTS PVT. LTD.

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Chandan Kumar  
Director

Chandan Kumar

Niraj Kumar

Arjun Kumar  
Arjun Kumar

Ajay Kumar

21/05/15

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

*Signature*  
*Signature*

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.

*Kuldev Kumar*  
*HTA*  
*21/5/21 2:15 PM*

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.

*Aswadev*  
*Deepak Kumar*  
*Gita Devi*

B.5. The owner agree and undertake that simultaneously with execution of indenture, they shall execute and give power of Attorney for construction in favour of the Developer, which shall be registered so that no hindrance

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NOTI INFRAHEIGHTS PVT. LTD.

*Chandan Kumar*  
Director

*Chandan Kumar*  
*Signature*  
*Sanjankumar*

*Nag Kumar*  
*Ajay Kumar*  
*Signature*

or obstruction be caused to the developer and hereby giving the developer authority to enter upon the said land and in doing all such acts, deeds and/or things that may be necessary for the development planning , construction and sale of their constructed area comprising of Residential Spaces and parking spaces on the said land including getting / obtaining loan from any financial institution for their individual prospective buyers on its area and also to enable the developer to transfer its rights, title and interest of the said land and constructed area falling in its share.

- B.6. The owner shall be entitled to get share as per Schedule "B" & "C" in form of Residential Space and parking space out of the total constructed area as per the structural and architectural specifications detailed in Schedule "B" & "C" of this agreement and hence in future the owner will have no claim whatsoever on the area falling in the share of the developer. Likewise the Developer shall be entitled to get constructed area as per Schedule "B" & "C" and hence in future shall have no claim on the area falling in the share of owner.
- B.7. It is further agreed and undertaken by the developer and the owner that both of them shall have full right, title, ownership, interest over their respective area referred to above allotted to them as their respective share out of the total constructed area including all common area. Both of them shall be fully entitled to enjoy their respective area either by themselves individually or collectively or shall be fully entitled to gift, mortgage, lease, rent, sell, transfer, convey, grant, otherwise alienate or transfer their respective interest in any manner deemed fit by them to any person, association of persons, firms, companies, body corporate, co-operative society, government agencies etc. on such terms and conditions as may be decided individually or collectively. Both the parties shall be entitled to realize the sale proceed of their respective share in the constructed area or retain the same for their own use.
- B.8. As the project land is large the entire construction will be planned and should be completed in phases. The construction of each block is to be completed and the share of the owner in the proposed building/s is made ready and available by the developer to the owner within five years time with a grace period of 11 months from the date of sanction of the building plan by R.R.D.A. / R.M.C.
- B.9. That, however, if the construction of building is stopped or disturbed or stayed for any period on account of Force Majure causes, availability of

22/11/2015

Subodh Kumar

Kuldeep Kumar

27/11

25/12/2015

Ashtadevi

Deepak Kumar

Gita Devi

Chandan Kumar  
Director

Chandan Kumar

Niraj Kumar  
Ajay Kumar

Arjun Kumar

Ranjit Kumar

21/12/2015

essential items for construction, notice from RMC, Govt., Land dispute, change policy by the government agencies and on account of any decision of any legal authority and not for any fault of developer, and the period for which the said disturbance remains in operation, such period will not be taken into account while calculating the aforesaid period of completion. Further the owner will grant time extension.

B.10. The developer shall be free to do all acts, deeds and things, required for development, its completion and thereafter marketing relating thereto at the developers own cost and expenses. The developer shall be entitled to arrange individual loan from the financial institution for its prospective allottees/buyers and the developer can also take project finance for expediting the project. The owner will have to sign all the necessary legal and statutory documents for this purpose without incurring any liability and developer will be solely responsible for liquidation of such loan, if received by it.

B.11. The developer shall be entitled to develop the aforesaid land by constructing thereon Multi storied building comprising of Residential/commercial utility spaces and car parking space and other tenements in accordance with sanctioned building plans and to allot developer's exclusive area constructed on the scheduled land, layout and location to such person or persons the developer in its discretion thinks fit and to receive and realize the prices in respect of the allotment and sale of such tenements, Residential Spaces and parking space and to appropriate the same and to transfer as and when the said land is developed, or part or parts thereof from time to time to one or even more co-operative society or bodies corporate of the purchaser of tenements for the purpose aforementioned.

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

22/11/2015  
Siddhartha

Kuldeep Kumar  
21/5/21

Abhinder  
Deepak Kumar  
Gita Devi

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Chandan Kumar  
Director

Chandan Kumar

Arjun

Ranjit Kumar

Niraj Kumar

Ajay Kumar

21/5/21 21/5/21

the concerned authorities and to do and sign all writings and undertaking as may be necessary in connection with the approved and sanction of such amendments.

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

22/11/2019  
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Kuldev Kumar  
 21/11/19  
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Ashwini Devi  
 Rajat Kumar  
 Gita Devi

MOTI INFRAHEIGHTS PVT. LTD.

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Chandan Kumar  
 Director

Chandan Kumar

Arun Kumar  
 Rajat Kumar

Niraj Kumar

Ajay Kumar

22/11/2019

his own account, except the Owner's dwelling units, to any interested person and to do all formalities for the same as mentioned in the contract.

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

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

B.16. The Land owner hereby declares:-

- (a) That the area of the schedule land is **257.34 Decimals**.
- (b) That the property is freehold and the owners have title to the same free from all encumbrances.
- (c) That the said land is in their exclusive possession with absolute right, title and interest and the same is free from any encumbrance, debts, liens, charges and attachments and is in marketable condition and the owner have not created any encumbrance on the said property or any part thereof by way of sale, mortgage, exchange, trust, assessment, gift, right, lien, leave, license, 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

Arsha Devi  
Nay Kumar  
Grieta Devi

Sikandar Khan  
M. K. Singh  
21/10/2018

Ranjit Kumar  
Ajay Kumar  
21/10/2018

Jagdeep Kumar  
Kuldeep Kumar

[Signature]

MOTI INFRAHEIGHTS PVT. LTD. (20)

Chandan Kumar  
Director

[Signature]

other body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or effecting the said property or any part thereof.

- (f) That there are no attachments either before or after judgment and there are no claims, demands, decrees, injunctions, orders, notice, insolvency notice, petitions or adjudication orders made or issued by or at the instant of any part thereof.
- (g) That apart from the owner, none else is entitled to or has any share, rights, title or interest in the said property or any part thereof either as a partner or any partnership or possession in any joint family or otherwise and that the owner are not benamidar or trustee for any one in respect of the aforesaid land the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.

22/11/2017  
Sikandar Ram

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.

Kuldeep Kumar  
21/11/2017

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.

Asha Devi  
Deepak Kumar  
Gita Devi

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.

Chandan Kumar  
Director

Chandan Kumar

Niraj Kumar

Arun Kumar

Rajankumar

AJAY KUMAR

ANIL KUMAR

B.21. That as the owner shall receive the consideration for the scheduled land in shape of constructed area, agreed between the parties as aforesaid, the owner shall at no time demand any further premium or have any interest in future dealing regarding the sale of developer's share.

B.22. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

B.23. That Pearl the Central Park is big project which consists of several blocks, no. of children parks, Swimming Pool and common facilities so on so forth which needs regular maintenance and surveillance so that residents of the society can enjoy their dwellings and amenities in hassles free manner and live safely there with pride and dignity.

B.23(a) And for that developer M/S MOTI INFRAHEIGHTS PVT LTD has contemplated to form a corpus/ reserve fund with the contributory support of flat owners, as regular maintenance and surveillance can't work without the contributory support of the purchasers and land owners. Contribution of unsold flats owned by land owners shall be borne by their respective land owners.

B.23(b) That purchasers and land owners ( owners of unsold units) shall have to pay one time contribution for the development of the said corpus fund as decided by developer for each unit, whereas after a period of time when escalation in the price of raw materials/ services will take place the contributory amount may be enhanced as per need.

B. 23(c) That purchasers of the flats and land owners (for unsold flats of their shares) shall have to pay one time contribution prior to the registration/ possession of the flat.

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

B.24(a) Developer has been authorized to select a suitable service provider agency/ agencies for that purpose. It is further decided that maintenance of the society will be given to service provider agency on yearly basis with proper due diligence and service provider agency will charge maintenance charge in advance on yearly basis from the flat owners and from the land

22/10/2015  
Siddhartha Ram

Kuldeep Kumar  
H/O

21/5/15  
21/12/2015

Beta Devi  
Deepak Kumar  
Gita Devi

Chandan Kumar  
Director

Chandan Kumar

Niraj Kumar

Arun Kumar

Ajay Kumar

Rajankumar

Siddhartha Ram

owners (for unsold flats of their share) and in lieu that the agency / agencies shall be bound to provide hassle free services to the residents of the society

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

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

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

B.27 It is agreed that in all transfers of flat area the purchaser shall bear the cost of stamp duty, court fee and other registration charges.

B.28 Any extra work, deviations and alterations if desired by the land owner from standard specification as scheduled in SCHEDULE "B" & "C" of this indenture, will have to be paid by the owner for their share only on actual basis. All charges / deposits paid by the prospective buyers of developers area to the developer such as charges for electricity connection, generator connection, intercom connection, legal expenses, transformer cost, Lift and/or any other charges.

Ashu Dev  
Niraj Kumar  
Sibendu Ran  
2015 Present and  
Siddhartha & Sonu II ILM  
Rajankumar  
Ajay Kumar  
21/11/21  
Gita Devi  
21/11/21  
Deepak Kumar  
Kuldeep Kumar

- B.29. That the land owners will pay the GST & other taxes for their allotted share of Flats/land whichever is fixed by the Government Authority or Society/maintenance authority, before taking possession of flats from developer. That the said term & condition also applied for the prospective purchasers of land owner's share.
- B.30 That the land owners give full consent to the developer for amendment/rectification/alteration/expansion/revision in map of the proposed multistoried building, as well as development of other's land for the said project and to obtain necessary permission from the RMC Ranchi or other authorities as may be necessary and decided by developer. That the land owners give their full consent, N.O.C. for the same in this present development agreement, also the prospective purchasers of land owner's share never raise any objection regarding the same.
- B.31 In case of any difference arising out relating to the land or construction thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or relating to any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be settled by a reference to arbitration of arbitrators to be appointed and nominated by the developer the decision of the arbitrator shall be final and binding on both the parties.
- B.32. The owner agree to sign and execute at the costs of the developer in favour of the Developer the Registered Power of Attorney and / or Letters of Authorisation embodying such powers and authorities as may be required for carrying out the said construction works.
- B.33. The Developer shall, be at liberty to make variation of and form the sanctioned building plans specifications, sections, elevations etc.
- B.34. Upon completion of the development work and subject to the terms and conditions contained herein before or at such earlier time as may be mutually agreed upon the owner agree to make and execute in favour of the developer or its nominees and assigns including associations of persons or body corporate at the cost of the developers such conveyance or conveyances or such other deeds in writing as may be deemed necessary for assuring or perfecting the title of the developer and / or its nominees and assigns in transferring or conveying undivided proportionate share and rights in the land. In default of the owner executing such transfer/s and / or document/s in spite of service of a notice in writing of one month and subject to fulfillment of all obligation on the

22/10/2018  
Sikandar Ram

Kuldev Kumar

10/11/18

21/11/18

Asha Devi

Deepak Kumar

Gita Devi

Chandan Kumar  
Director

Chandan Kumar

Niraj Kumar

*[Signature]*

Ranjankumar

Ajay Kumar

22/10/2018

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.

22/11/2015  
Sikandar Ram

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

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

Kuldeep Kumar  
Haji

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

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

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

Asha Devi  
Jepraj Kumar  
Gita Devi

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).

NOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

(25)

Chandan Kumar

Arjun

Ranjankumar

Niraj Kumar

Ajay Kumar

Sikandar Ram

**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.

*Ashe Devi*  
*Niraj Kumar*  
*Gita Devi*

*Sikandar Khan*  
*21/10/2015*  
*21/10/2015*

*Ranjankumar*  
*Ajay Kumar*  
*21/10/2015*

*Jeevan Kumar*  
*Kuldeep Kumar*

*मीना*

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 257.34 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:-

MOTI INFRAHEIGHTS PVT. LTD. (26)

*Chandan Kumar*  
Director

KHATA NO.- 84, 79, 80 & 41						
Sl. No.	Name of the land owner	Khata No.	Plot No.	Area (in dec)	Holding no.	Mutation no. Vol., Page
1.	Amit Kumar	84	890	1.21	0380001016400Z0	1457R27/2016-17 V-30, P-13
		41	897	02.00		1184R27/2022-23 V-43, P-40
		41	1055	02.00		
2.	Ranjan Kumar	79	893	11.125	0380001026700Z0	926R27/2020-21 V-38, P-56
		79	889	06.00		
		79	1048	5.25		
		79	970	10.00		
3.	Niraj Kumar	79	970	20.00	0380001015500Z0	1357R27/2020-21 V-39, P-64
		79	893	13.25		
		79	1048	10.50		
		80	891	21.00		
4.	Ajay Kumar	79	1048	05.25	0380001031600Z0	945R27/2020-21 V-38, P-63
		79	893	11.125		
		79	894	01.00		
		79	895	05.00		
5.	Arvind Kishore Ram	79	970	10.875	0380001008800Z0	2232R27/2021-22 V-42, P-14
6.	Asha Devi	79	970	11.00	0380001027200Z0	1626R27/2018-19 V-34, P-79
7.	Deepak Kumar	79	893	17.125	0380001013000Z0	948R27/2020-21 V-38, P-89
		79	1048	05.25		
8.	Gita Devi	79	893	10.00	0380001046800Z0	707R27/2021-22 V-41, P-15
		79	895	05.00		
9.	Kuldeep Kumar	79	893	17.125	0380001031500Z0	947R27/2020-21 V-38, P-64
		79	1048	05.25		
10.	Meena Devi	79	1048	05.25	0380001021800Z0	943R27/2020-21 V-38, P-62
		79	893	1.125		
		79	894	01.00		

Asha Devi  
Niraj Kumar  
Gita Devi

Ranjan Kumar  
Niraj Kumar  
Amit Kumar

Ajay Kumar  
Arvind Kishore Ram  
Ajay Kumar

Deepak Kumar  
Kuldeep Kumar

11.	Rajesh Sahu	Ram	79	970	16.375		1087R27/2020-21 V-39, P-11
12.	Shyam Kishore Ram		79	970	10.875	0380001009000Z0	2246R27/2021-22 V-42, P-17
13.	Sikandar Ram		79	970	16.375	0380001011300Z0	1088R27/2020-21 V-39, P-13
					257.34 dec.		

*Asha Devi*  
*Najib Khatun*  
*Gita Devi*

*Sikandar Ram*  
*Mulla of Ram 211 E/W*  
*2015 Grant 215*

*Ranjankumar*  
*Ajay Kumar*  
*21/12/21 21/12/21*

*Deepraj Kumar*  
*Kuldeep Kumar*

*जीवा*

**Boundary of the land :-**

- North :- Argora Pundag Road
- South :- Plot no. 967, 968, 971 & 973
- East :- Plot no. 2600, 2602, 2603 & 2607
- West :- Plot no. 912, 913, 956 & 953.

**SCHEDULE-B (Land owners allocation)**

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

**SCHEDULE-C (Developers allocation)**

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

MOTI INFRAHEIGHTS PVT. LTD.

*Chandan Kumar*  
Director

(28) *Arun*

**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.

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

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

**WITNESSES:**

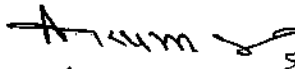
1. Pratiksh Sengupta  
S/o - Durga Prasad  
Pardiy, Ranchi-4

  
2. Vivek Raj  
s/o Rajesh Ram Sahu  
Argora, Ranchi

**MOTI INFRAHEIGHTS PVT. LTD.**

Chandan Kumar  
5/10/23 Director

**Signed, Sealed & Delivered by**

 5/10/23  
Anjan Kumar 5/10/23  
Ajay Kumar 5/10/23  
Brijendra Kumar 5/10/23  
2410 Anant Kumar 5/10/23  
Niraj Kumar 5/10/23  
Deepak Kumar 5/10/23  
Kuldeep Kumar 5/10/23  
21 5/10/23 27 5/10/23 27 5/10/23  
Rishabh Kumar 5/10/23  
Neha Devi 5/10/23  
Gita Devi 5/10/23  
Jitendra 5/10/23

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



MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director 5/10/23

(CHANDAN KUMAR) Director

22/11/23  
Siddhartha Pan

Little	Ring	Middle	Index	Thumb

Kuldeep Kumar  
22/11/23  
21/11/23

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:-

Handwritten signature

Drafted by:-

Advocate  
5/10/23



Asha Devi  
Deepak Kumar  
Gita Devi

(30)  
MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar  
Director

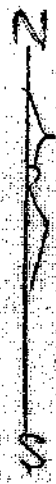
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Ranjana Kumar

Niraj Kumar

Ajay Kumar

Handwritten signature



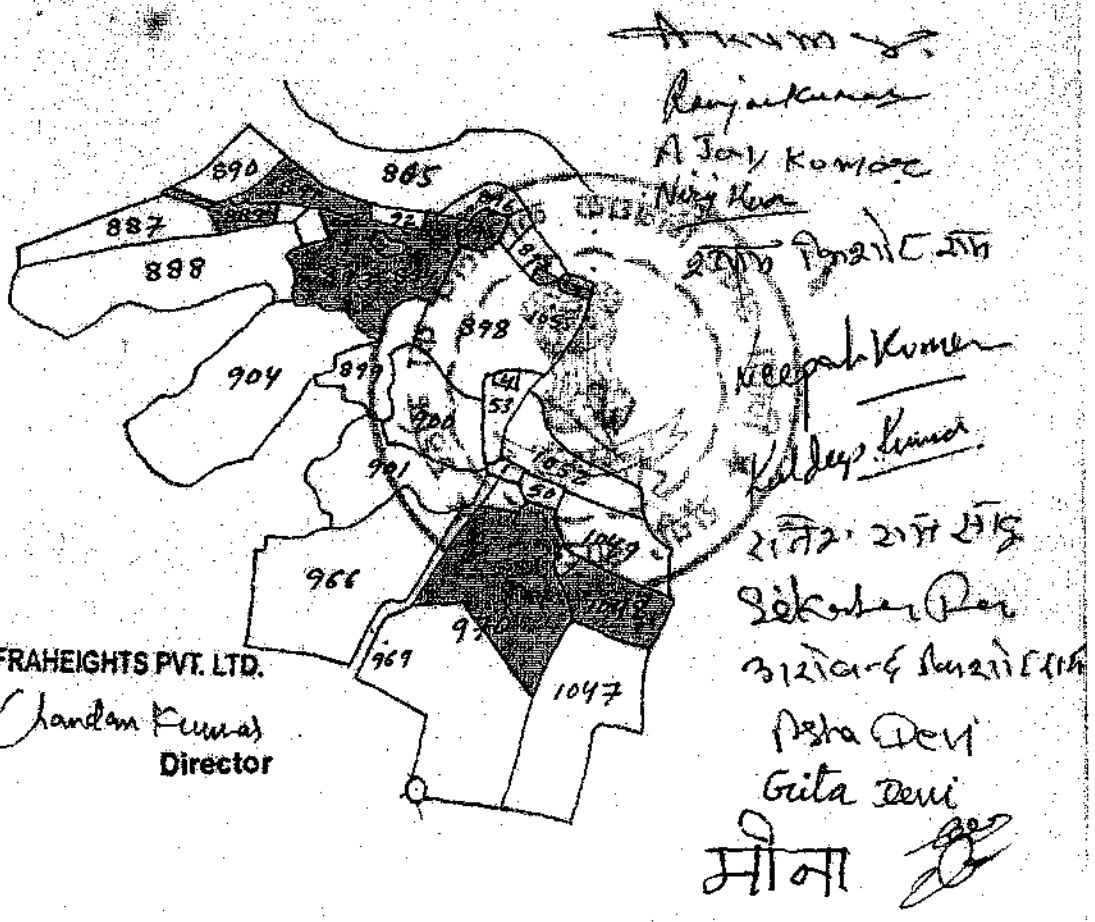
VILLAGE - ARGORA

THANA NO - 207

P.S. ARGORA, DIST - RANIKHET

PLOT NO	AREA	
	A	DEC
890	0	1-22
893	0	80-875
889	0	06
1048	0	36-75
970	0	95-5
894	0	02
895	0	10
891	0	21
897	0	02
1055	0	02

TOTAL → 02-57-34



MOTI INFRAHEIGHTS PVT. LTD.  
*Chandan Kumar*  
 Director

मीना *[Signature]*



## **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 JHARKHAAND, 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**

1110

Schedule VI (A) Form No.  
Chattanooga Settlement

Residence: K. R. N. S. S. S.

Area (Borrow land)

Name of Village: K. R. N. S. S. S.

Name of District: K. R. N. S. S. S.

Name of Block: K. R. N. S. S. S.

Number of Rows: 9  
Area: 9

Area of Land: 110/10/23  
Area of Land: 33/2/10/150

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 17

Handwritten notes in rows 1-3:  
1. 28/10/150  
2. 30/10/150  
3. 31/10/150

Handwritten notes in row 5:  
5. 30/10/150  
6. 31/10/150  
7. 32/10/150

Handwritten notes in row 9:  
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10. 31/10/150  
11. 32/10/150

32

32

32



मुल बतियान ले  
मिलान ले  
27/10/23

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3. 31/10/150

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2. 30/10/150  
3. 31/10/150

Handwritten notes in row 5:  
5. 30/10/150  
6. 31/10/150  
7. 32/10/150

Handwritten signature and date: 28/10/150

Handwritten signature and date: 30/10/150

Handwritten signature and date: 31/10/150

Handwritten signature and date: 32/10/150

Handwritten notes at the bottom:  
R. S. S. S. S.  
and  
S. S. S. S. S.









झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

ज़मीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता									
महाराजा प्रताप उदयनाथ साहीदेव		जदु महतो, वल्द-चामु महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व चरमा महतो, दुठना महतो, वल्द-जगरनाथ महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व सबरुआ महतो, वल्द-फागु महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व जदु महतो, वल्द-चामु महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व चरमा महतो, दुठना महतो, वल्द-जगरनाथ महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व सबरुआ महतो, वल्द-फागु महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व जदु महतो, वल्द-चामु महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व चरमा महतो, दुठना महतो, वल्द-जगरनाथ महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व सबरुआ महतो, वल्द-फागु महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व जदु महतो, वल्द-चामु महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व चरमा महतो, दुठना महतो, वल्द-जगरनाथ महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व सबरुआ महतो, वल्द-फागु महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व जदु महतो, वल्द-चामु महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व चरमा महतो, दुठना महतो, वल्द-जगरनाथ महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व सबरुआ महतो, वल्द-फागु महतो एक हीशा वहीशा बराबर, जाति-तेली, निवासी-साकीन देह व									
जिला का नाम	राँची	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	मौजा का नाम	अरगोडा	खाता का प्रकार	रैयती		
खेवट नम्बर	1	खाता नम्बर	80	थाना का नाम	राँची	थाना नम्बर	207				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	
80	891	नदी दोन नीज	टाइ दो 1	0 (एकड़) 21 (डिसमील) 0			0	0	0	काएथी	
	2595	परती कदीम टाइ नीज	टाइ दो 2	0 (एकड़) 32 (डिसमील) 0			0	0	0	काएथी	
खाता मे कुल संख्या	प्लोट 2	खाता का कुल मिजान	0 (एकड़) 53 (डिसमील) 0		खाता का कुल	0 0 0					

यह एक कंप्यूटर जनित प्रति है

9/8/2022  
10:42:08  
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
महाराजा प्रताप उदयनाथ साहीदेव				जीतराम महतो, वल्द - दुखिया महतो, , जाति- तेली, निवासी- शाकीन देह						
जिला का नाम राँची		अंचल का नाम अरगोडा		हलका का नाम	हल्का-03	मौजा का नाम अरगोडा		खाता का रैयती प्रकार		
खेवट नम्बर 1		खाता नम्बर 84		थाना का नाम राँची		थाना नम्बर 207				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
84	890	सहन दोन जदु महतो वोगेरह	दोन तीन 3	0 (एकड़) 32 (डिसमील) 0			0	8	0	कायमी
खाता मे कुल प्लोट संख्या 1		खाता का कुल मिजान		0 (एकड़) 0 (डिसमील) 0		खाता का कुल			0 8 0	

यह एक कंप्यूटर जनित प्रति है

9/27/2023 3:43:13 PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, स्थिता								
महाराजा प्रताप उदयनाथ साहीदेव		गनेस साहु, पेशरान - भीम राम साहु, वहिस्सा बराबर, जाति- संथाल, निवासी- साकीन देह व रामचन्द्र साहु, पेशरान - भीम राम साहु, वहिस्सा बराबर, जाति- तेली, निवासी- साकीन देह								
जिला का नाम	राँची	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	मौजा का नाम	अरगोड़ा	खाता का रैयती प्रकार		
खेवट नम्बर	1	खाता नम्बर	41	थाना का नाम	राँची	थाना नम्बर	207			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्षिण 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान		खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
41	815	दोन जगरनाथ साहु दोन जगरनाथ साहु	दोन एक 3	0 (एकड़) 38 (डिसमील) 0	वकवजे गनेस साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0	कायमी
	817	दोन नीज दोन जगरनाथ साहु	दोन दो 2	0 (एकड़) 34 (डिसमील) 0	कववजे गानेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0	
	818	टाड़ महली उराँव दोन नीज	दोन तीन 9	0 (एकड़) 83 (डिसमील) 0	वकवजे गनेस साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0	
	863	सड़क दोन रीगुआ तेली	दोन तीन 3	0 (एकड़) 21 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0	
	897	नदी दोन नैपाल महतो	दोन तीन 2	0 (एकड़) 13 (डिसमील) 0	वकवजे गानेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0	
	919	टाड़ गोधन महतो टाड़ चमार महतो	टाड़ दो 1	0 (एकड़) 36 (डिसमील) 0	वकवजे गानेश साहु लकड़ी वो लाह वकवजे रैयत फल वकवजे कुल मौजा	चौदा रुपया चौदा आना छौ पाई	0	0	0	
	920	टाड़ गोधन महतो दोन जैनाथ महतो	टाड़ दो 1	0 (एकड़) 44 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0	
	950	टाड़ कन्दरु महतो टाड़ कन्दरु महतो	टाड़ दो 1	0 (एकड़) 68 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0	
	980	टाड़ सुखराम उराँव टाड़	टाड़ दो 1	0 (एकड़) 19 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0	

ऑनलाइन जाँचा

	कीसुन साहु			साहु				
1055	नदी दोन नैवाल अहीर	परती कदीम 1	0 (एकड़) 3 (डिसमील) 0	वकवजे गणेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
1617	दोन रीमचनार साहु दोन बीसुन साहु	दोन एक 2	0 (एकड़) 60 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
1618	रामचरन साहु दोन भीसुन साहु	दोन एक 3	0 (एकड़) 58 (डिसमील) 0	वकवजे गणेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2161	सड़क दोन बीगुआ उराँव वोगैरह	दोन तीन 7	0 (एकड़) 63 (डिसमील) 0	वकवजे नणेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2260	टाड़ मंगला महतो टाड़ मंगला महतो	टाड़ दो 1	0 (एकड़) 10 (डिसमील) 0	वकवजे गणेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2261	टाड़ कीसुन साहु टाड़ मंगल महतो	टाड़ दो 2	0 (एकड़) 8 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2268	सड़क टाड़ खेमलाल साहु वगैरह	टाड़ एक 1	0 (एकड़) 9 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2269	सड़क टाड़ खेमलाल साहु	टाड़ एक 1	0 (एकड़) 5 (डिसमील) 0	वकवजे गणेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2279	टाड़ कीसुन साहु नदी	दोन दो 2	0 (एकड़) 86 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2223	टुटा मकान मंगल महतो सड़क	मकान/2, सहन/1 0	0 (एकड़) 6 (डिसमील) 0	वकवजे रैयत इजमाल	चौदा रुपया चौदा आना छौ पाई	0	0	0
2341	मकान मुनसी महतो रास्ता	टाड़ एक 0	0 (एकड़) 4 (डिसमील) 0	वकवजे रैयत इजमाल कुआ कचा/1 वकवजे रैयत इजमाल वो मंगल महतो वलद कोलहा कौम तेली साकीन देह	चौदा रुपया चौदा आना छौ पाई	0	0	0
2554	सड़क खलीहान जगरनाथ साहु	खलीहान 1	0 (एकड़) 10 (डिसमील) 0	वकवजे रैयत इजमाल	चौदा रुपया चौदा आना छौ पाई	0	0	0
2556	सड़क टाड़ मंगल महतो	टाड़ दो 1	0 (एकड़) 5 (डिसमील) 0	वकवजे गणेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2590	टाड़ महतो वोगैरह दोन महली उराँव	टाड़ दो 2	1 (एकड़) 90 (डिसमील) 0	वकवजे गणेश साहु कटहल/1	चौदा रुपया चौदा आना छौ पाई	0	0	0

				कुलहक वकवजे रेयत इजमाल				
2591	टाड नीज दोन महली उराँव वोगैरह	दोन दो 1	0 (एकड़) 4 (डिसमील) 0	वकवजे गणेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2592	टाड नीज दोन महली उराँव वोगैरह	दोन दो 1	0 (एकड़) 4 (डिसमील) 0	वकवजे गणेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2899	दोन कुंडु उराँव दोन छोटा चमार महतो	दोन दो 2	0 (एकड़) 30 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
3337	टाड गोभीआ उराँव टाड महतो उराँव	टाड दो 1	1 (एकड़) 22 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
3913	दोन मंगल महतो परती एरीपीपी साहीदेव	दोन तीन 7	0 (एकड़) 93 (डिसमील) 0	वकवजे रामचन्द्र साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
2898	दोन सहरा लोहार दोन छोटा चमार महतो	दोन दो 2	0 (एकड़) 32 (डिसमील) 0	वकवजे गणेश साहु	चौदा रुपया चौदा आना छौ पाई	0	0	0
खाता मे कुल प्लोट संख्या 29		खाता का कुल मिजान	11 (एकड़) 58 (डिसमील) 0	खाता का कुल		0	0	0

यह एक कंप्यूटर जनित प्रति है

9/27/2023 3:43:49 PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

September 26, 2023

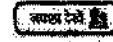
पंजी 11 प्रति

भाग वर्तमान	30	पृष्ठ संख्या	13										
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	84	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रेयती				
CHANDAN KUMAR, पिता-LATE MOTIRAM SAHU, जाति- एवं AMIT KUMAR, पिता-NARAYAN SAHU, जाति-													
खाता नम्बर	प्लॉट संख्या		रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस	
84	890		0 ऐ 2.43 डि 0 हे			नामान्तरण मुकदमा संख्या 1457/2016 - 2017					24	0	
कुल परिमाण			0 ऐ 2.43 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
08-11-2017	1497170334	2016-2017	2017-2018	24	24	6	6	12	12	12	12	4.8	4.8
08-25-2022	0364226012	2018-2019	2022-2023	96	24	24	6	48	12	48	12	19.2	4.8

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

Mutation Cases Not Found !!

List Of Case Status Details



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

ऑनलाइन जाँचा



झारखंड सरकार  
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पंजीयन प्रति

भाग वर्तमान	38	पृष्ठ संख्या	56											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोड़ा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	अरगोड़ा	होलिंग संख्या	79	क्रेजी संख्या		धाना नम्बर	207	खाता का प्रकार	रेयती					
रेजन कुमार ; पिता-स्व मोती राम साहू, जाति- तेली														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार							लगान	सेस	
79	970	0 ऐ 10 डि 0 हे			नामान्तरण मुकदमा संख्या 926/2020 - 2021							100	0	
79	970	0 ऐ 6.375 डि 0 हे												
79	1048	0 ऐ 5.25 डि 0 हे												
79	2273	0 ऐ 45 डि 0 हे												
79	889	0 ऐ 6 डि 0 हे												
79	893	0 ऐ 11.125 डि 0 हे												
89	2595	0 ऐ 11.875 डि 0 हे												
	कुल परिमान	0 ऐ 95.625 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल 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	
11-30-2020	0893875427	2020-2021	2020-2021	0	100	0	25	0	50	0	50	0	20	
05-29-2022	0936213661	2021-2022	2022-2023	100	100	25	25	50	50	50	50	20	20	

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 पत्र 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

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ऑनलाइन जाँचा



झारखंड सरकार  
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पंजी II प्रति

भाग वर्तमान	39	पृष्ठ संख्या	64										
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	151	तोप्ली संख्या		थाना नम्बर	207	खाता का प्रकार	रेयती				

NIRAJ KUMAR, पितर-KAPIL RAM, जाति- तेरी

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
151	913	0 ऐ 23.25 डि 0 हे	नामान्तरण मुकदमा संख्या 1357/2020 - 2021	200	0
79	970	0 ऐ 20 डि 0 हे			
79	970	0 ऐ 12.75 डि 0 हे			
79	1048	0 ऐ 10.5 डि 0 हे			
80	891	0 ऐ 21 डि 0 हे			
79	893	0 ऐ 13.25 डि 0 हे			
80	2595	0 ऐ 8.25 डि 0 हे			
79	2594	0 ऐ 15.5 डि 0 हे			
	कुल परिमान	0 ऐ 124.5 डि 0 हे			

तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात
02-12-2021	0028589970	2020-2021	2020-2021	0	200	0	50	0	100	0	100	0	40
05-29-2022	0046641615	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

बकाया दर्श



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



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पंजी II प्रति

भाग वर्तमान	38	पुत्र संख्या	63											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	अरगोड़ा	होस्टिंग संख्या	79	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैयती					
अजय कुमार, पिता-स्व बसंत साहू, जाति- तेली														
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										लगान	सेस
79	970	0 ऐ 10 डि 0 हे	नामान्तरण मुकदमा संख्या 945/2020 - 2021										100	0
79	970	0 ऐ 6.375 डि 0 हे												
79	1048	0 ऐ 5.25 डि 0 हे												
79	895	0 ऐ 5 डि 0 हे												
79	894	0 ऐ 1 डि 0 हे												
79	893	0 ऐ 11.125 डि 0 हे												
79	2594	0 ऐ 11.875 डि 0 हे												
कुल परिमाण		0 ऐ 50.625 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात	
2020-11-30 20:22:05	0497889827	2020-2021	2020-2021	0	100	0	25	0	50	0	50	0	20	
05-29-2022	0533703326	2021-2022	2022-2023	100	100	25	25	50	50	50	50	20	20	

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



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पंजी 11 प्रति

भाग वर्तमान	42	पृष्ठ संख्या	14										
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	79	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रेयती				
ARVIND KISHORE RAM, पितः-DINU RAM, जाति-तेली													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					तगान	सेस		
79	970	0 ऐ 10.875 डि 0 हे			नामान्तरण मुकदमा संख्या 2232/2021 - 2022					100	0		
कुल परिमाण		0 ऐ 10.875 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
05-29-2022	0113961977	2021-2022	2022-2023	100	100	25	25	50	50	50	50	20	20

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



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पंजी ग प्रति

भाग वर्तमान	34	पृष्ठ संख्या	79										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोड़ा	होल्डिंग संख्या	79	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैपती				
आशा देवी, पति-स्व. हीरा लाल साहु, जाति- तेली													
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस		
79	1065	0 ऐ 10.5 डि 0 हे			नामान्तरण मुकदमा संख्या 1626/2018 - 2019					80	0		
79	1748	0 ऐ 6 डि 0 हे											
79	979	0 ऐ 11 डि 0 हे											
कुल परिमाण		0 ऐ 27.5 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
04-11-2019	0571104926	2018-2019	2019-2020	80	80	20	20	40	40	40	40	16	16
05-29-2022	0510039516	2020-2021	2022-2023	160	80	40	20	80	40	80	40	32	16

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

Mutation Cases Not Found !!

List Of Case Status Details

आशा देवी



BACK

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



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पंजी II प्रति

भाग वर्तमान	38	पृष्ठ संख्या	89											
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	79	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैपती					
दिपक कुमार, पिता-स्व० द्वारिका राम साहू, जाति- तेली														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
79	970	0 ऐ 10 डि 0 हे			नामान्तरण मुकदमा संख्या 948/2020 - 2021						100	0		
79	970	0 ऐ 6.375 डि 0 हे												
79	1048	0 ऐ 5.25 डि 0 हे												
79	893	0 ऐ 17.125 डि 0 हे												
79	2594	0 ऐ 11.875 डि 0 हे												
79	1220	0 ऐ 9.937 डि 0 हे												
कुल परिमाण		0 ऐ 60.562 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
01-09-2021	0352081319	2020-2021	2020-2021	0	100	0	25	0	50	0	50	0	20	
05-29-2022	0347377340	2021-2022	2022-2023	100	100	25	25	50	50	50	50	20	20	

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

List Of Case Status Details



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



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पंजी II प्रति

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भाग वर्तमान	41	पृष्ठ संख्या	15
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	अरगोड़ा	होखिंग संख्या	79
		अंचल का नाम	अरगोड़ा
		हलका का नाम	हल्का-03
		धाना नम्बर	207
		इस्टेट का नाम	
		खाता का प्रकार	JHARKHAND रेयती
GITA DEVI, पति-RANJAN KUMAR, जाति-तेली		रकबा	परिवर्तन के लिए प्राधिकार
खाता नम्बर	प्लॉट संख्या	0 ए 10 डि 0 हे	नामान्तरण मुकदमा संख्या 707/2021 - 2022
79	893	0 ए 5 डि 0 हे	
79	895	0 ए 15 डि 0 हे	
	कुल परिमाण		
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक
2021-11-03 09:38:08	0064649909	2021- 2022	2021- 2022
05-29-2022	0297739100	2022- 2023	2022- 2023
		लागत बकाया	लागत चालू सात
		0	30
		0	30
		रोड सेस बकाया	रोड सेस चालू सात
		0	7.5
		0	7.5
		शिक्षा सेस बकाया	शिक्षा सेस चालू सात
		0	15
		0	15
		स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात
		0	15
		0	15
		कृषि सेस बकाया	कृषि सेस चालू सात
		0	6
		0	6
		लगान	सेस
		30	0

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कंप्यूटर 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

पंजी II प्रति

September 26, 2023

भाग वर्तमान	38	पृष्ठ संख्या	64
जिला का नाम	राँची	अनुमंडल नाम	सदर
मोजा का नाम	अरगोड़ा	होल्डिंग संख्या	79
अवंत का नाम	अरगोड़ा	हलका का नाम	हल्का-03
तौजी संख्या		थाना नम्बर	207
इस्टेट का नाम		इस्टेट का प्रकार	JHARKHAND रैयती

कुलदीप कुमार, पिता-स्व द्वारिका राम साहू, जाति- तेली	खता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
79	970	0 रे 10 डि 0 हे	नामान्तरण मुकदमा संख्या 947/2020 - 2021	100	0	
79	970	0 रे 6.375 डि 0 हे				
79	1048	0 रे 5.25 डि 0 हे				
79	893	0 रे 17.125 डि 0 हे				
79	2594	0 रे 11.875 डि 0 हे				
79	1220	0 रे 9.937 डि 0 हे				
	कुल परिमाण	0 रे 60.562 डि 0 हे				

वारीख	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
11-30-2020	0266148875	2020-2021	2020-2021	0	100	0	25	0	50	0	50	0	20
05-29-2022	0150851418	2021-2022	2022-2023	100	100	25	25	50	50	50	50	20	20

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 करें  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



8  
ऑनलाइन जाँचा



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

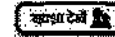
September 26, 2023

पंजी II प्रति

भाग वर्तमान	38	पृष्ठ संख्या	62											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	अरगोडा	हेडिंग संख्या	79	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैयती					
मीना देवी, पति-स्व बसंत साहू, जाति- तेली														
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार								लगान	सेस
79	970	0 ऐ 10 डि 0 हे			नामान्तरण मुकदमा संख्या 943/2020 - 2021								100	0
79	970	0 ऐ 6.375 डि 0 हे												
79	1048	0 ऐ 5.25 डि 0 हे												
79	895	0 ऐ 0 डि 0 हे												
79	894	0 ऐ 1 डि 0 हे												
79	893	0 ऐ 1.13 डि 0 हे												
79	2594	0 ऐ 11.875 डि 0 हे												
	कुल परिमाण	0 ऐ 35.83 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	
11-30-2020	0057049155	2020-2021	2020-2021	0	100	0	25	0	50	0	50	0	20	
05-29-2022	0058779364	2021-2022	2022-2023	100	100	25	25	50	50	50	50	20	20	

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 करें  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

September 26, 2023

पंजी II प्रति

भाग वर्तमान	39	पृष्ठ संख्या	11										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोड़ा	होलिंग संख्या	79	तोली संख्या		धाना नम्बर	207	खंता का प्रकार	रेयती				
राजेश राम साहू, पिता-रूपुराम, जाति- तेती													
खंता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						तमान	सेस	
79	970	0 ऐ 14.375 डि 0 हे			नामान्तरण भूकदमा संख्या 1087/2020 - 2021						60	0	
79	2273	0 ऐ 12 डि 0 हे											
79	1748	0 ऐ 3.719 डि 0 हे											
79	1771	0 ऐ 4.545 डि 0 हे											
79	970	0 ऐ 2 डि 0 हे											
79	1771	0 ऐ 2 डि 0 हे											
कुल परिमाण		0 ऐ 38.639 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
03-21-2021	0603770331	2020-2021	2020-2021	0	60	0	15	0	30	0	30	0	12
02-08-2022	0643857913	2021-2022	2021-2022	0	60	0	15	0	30	0	30	0	12
05-29-2022	0770517104	2022-2023	2022-2023	0	60	0	15	0	30	0	30	0	12

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 करें





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

September 26, 2023

पंजी II प्रति

भाग वर्तमान	42	पृष्ठ संख्या	17												
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोड़ा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	अरगोड़ा	होलिंग संख्या	79	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैयती						
श्याम किशोर राम, पिता-दिनु राम, जाति- तेली															
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेंस				
79	970	0 ए 10.875 डि 0 हे			नामान्तरण मुकदमा संख्या 2246/2021-2022					100	0				
कुल परिभान		0 ए 10.875 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		
05-29-2022	0924910194	2021-2022	2022-2023	100	100	25	25	50	50	50	50	20	20		

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 कर  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

September 26, 2023

पंजी II प्रति

भाग वर्तमान	39	पत्र संख्या	13										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोड़ा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोड़ा	होलिंग संख्या	79	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रेयती				
सिकन्दर राम, पिता-रूपु राम, जाति- तेली													
खाता नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस		
79	970	0 ऐ 16.375 डि 0 हे				नामान्तरण मुकदमा संख्या 1088/2020 - 2021				60	0		
79	2273	0 ऐ 12 डि 0 हे											
79	1748	0 ऐ 5.257 डि 0 हे											
79	1771	0 ऐ 8 डि 0 हे											
	कुल परिमाण	0 ऐ 41.632 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
03-21-2021	0229822502	2020-2021	2020-2021	0	60	0	15	0	30	0	30	0	12
05-29-2022	0547476133	2021-2022	2022-2023	60	60	15	15	30	30	30	30	12	12

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

Mutation Cases Not Found !!

List Of Case Status Details

क्यापें देखें



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



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

September 26, 2023

पंजी II प्रति

भाग वर्तमान	43	पृष्ठ संख्या	40										
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	41	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रैयती				
Amit Kumar , पिता-Narayan Sahu, जाति- ...													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
41	897	0 ऐ 2 डि 0 हे		नामान्तरण मुकदमा संख्या 1184/2022 - 2023				20	0				
41	1055	0 ऐ 2 डि 0 हे											
	कुल परिमाण	0 ऐ 4 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
10-28-2022	0112370360	2022-2023	2022-2023	0	20	0	5	0	10	0	10	0	4

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 अंवलधिकारी से संपर्क करे  
प्लॉट का नम्बरा देखने के लिए प्लॉट नंबर क्लिक करे

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

V

फरद मलकी / फरद रैयती Page No. : 13  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 30  
वो सकुनत नम्बर। Receipt No. : 0811379167

अरगोडा   अरगोडा   207   CHANDAN KUMAR, AMIT KUMAR		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
84	890	0 एकड़ 2.43 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 (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	24.00					24.00
गुजारी (भावली)	6.00					6.00
संस	12.00					12.00
सूद	12.00					12.00
मुतफरकत	12.00					12.00
मीजान	4.80					4.80
	58.80					58.80

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					24.00	
गुजारी (भावली)					6.00	
संस					12.00	
सूद					12.00	
मुतफरकत					12.00	
मीजान अदायकारी					4.80	
					58.80	

(१) मीजान कुल (लफजों में) : Fifty Eight Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 27-09-2023

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 वो धाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 56

Vol. No. : 38

Receipt No. : 0936213661

अरगोडा । अरगोडा । 207 । रेजन कुमार

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
79,80	1048,2273,2595,889,893,970	0 एकड़ 95.625 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)	100.00				100.00	100.00
गुजारी (भावली)	25.00				25.00	25.00
सेस	50.00				50.00	50.00
सूद	50.00				50.00	50.00
मुतफरकात	20.00				20.00	20.00
मौजान	245.00				245.00	245.00

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)				100.00	100.00	
गुजारी (भावली)				25.00	25.00	
सेस				50.00	50.00	
सूद				50.00	50.00	
मुतफरकात				20.00	20.00	
मौजान अदायकारी				245.00	245.00	

(१) मौजान कुल (लफजों में) : Four Hundred Ninety Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 490.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

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रसीद मालगुजारी

नाम सर्कल । नाम भौजा मय

थाना वो थाना नम्बर



फरद मलकी / फरद रैयती Page No. : 64

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 39

दो सकुनत नम्बर। Receipt No. : 0046641615

अरगोडा   अरगोडा   207   NIRAJ KUMAR.		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
151.79,80	1048,2594,2595,891,893,913,970	0 एकड़ 124.5 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 (तफसील में) : Nine Hundred Eighty Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 980.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों भर 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

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 63

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 38

दो सकुनत नम्बर। Receipt No. : 0533703326

अरगोडा   अरगोडा   207   अजय कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
79	1048,2594,893,894,895,970	0 एकड़ 50.625 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)	100.00				100.00	100.00
गुजारी (भावली)	25.00				25.00	25.00
संस	50.00				50.00	50.00
सूद	50.00				50.00	50.00
मुतफरकात	20.00				20.00	20.00
मीजान	245.00				245.00	245.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालाबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				100.00	100.00	
गुजारी (भावली)				25.00	25.00	
संस				50.00	50.00	
सूद				50.00	50.00	
मुतफरकात				20.00	20.00	
मीजान अदायकारी				245.00	245.00	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 490.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

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

फरद मलकी / फरद रैयती Page No. : 14  
नाम रैयत मय वलिदयत जमावन्दी Vol. No. : 42  
वो सकुनत नम्बर। Receipt No. : 0113961977

V

अरगोडा   अरगोडा   207   ARVIND KISHORE RAM		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
79	970	0 एकड़ 10.875 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल गुजारी (नकदी)	100.00				100.00	100.00
सेस (भावली)	25.00				25.00	25.00
सूद	50.00				50.00	50.00
मुतफरकात	50.00				50.00	50.00
मीजान	20.00				20.00	20.00
	245.00				245.00	245.00

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 गुजारी (नकदी)				100.00	100.00	
सेस (भावली)				25.00	25.00	
सूद				50.00	50.00	
मुतफरकात				50.00	50.00	
मीजान अदायकारी				20.00	20.00	
				245.00	245.00	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 490.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 79

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 34

वो सकुनत नम्बर। Receipt No. : 0510039516

अरगोडा   अरगोडा   207   आशा देवी		
खाला संख्या	खेसरा संख्या	रकबा (एकड़ में)
79	1065,1748,970	0 एकड़ 27.5 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 (2020-2021)	
माल (नकदी)	80.00			80.00	80.00
गुजारी (भावली)	20.00			20.00	20.00
संस	40.00			40.00	40.00
सूद	40.00			40.00	40.00
मृतफरकात	16.00			16.00	16.00
मौजान	196.00			196.00	196.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)			80.00	80.00	80.00	
गुजारी (भावली)			20.00	20.00	20.00	
संस			40.00	40.00	40.00	
सूद			40.00	40.00	40.00	
मृतफरकात			16.00	16.00	16.00	
मौजान अदायकारी			196.00	196.00	196.00	

(१) मौजान कुल (लफजों में) : Five Hundred Eighty Eight Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 588.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

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रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 89

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 38

वो सकुनत नम्बर। Receipt No. : 0347377340

अरगोडा   अरगोड़ा   207   दिपक कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
79	1048,1220,2594,893,970	0 एकड़ 60.562 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)	100.00				100.00	100.00
गुजारी (भावली)	25.00				25.00	25.00
सेस	50.00				50.00	50.00
सूद	50.00				50.00	50.00
मुतफरकात	20.00				20.00	20.00
मीजान	245.00				245.00	245.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मौलालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				100.00	100.00	
गुजारी (भावली)				25.00	25.00	
सेस				50.00	50.00	
सूद				50.00	50.00	
मुतफरकात				20.00	20.00	
मीजान अदायकारी				245.00	245.00	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 490.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वों धाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 15

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 41

वों सकुनत नम्बर। Receipt No. : 0297739100

अरगोडा   अरगोडा   207   GITA DEVI		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
79	893,896	0 एकड़ 15 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	
माल (नकदी)	30.00					30.00
गुजारी (भावली)	7.50					7.50
सेस	15.00					15.00
सूद	15.00					15.00
मुतफरकात	6.00					6.00
मीजान	73.50					73.50

तफसील अदायकारी

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

(१) मीजान कुल (तपर्जों में) : Seventy Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 73.50

तारीख अमला तहसील कुनिन्दा : 29-05-2022

खास प्रहाल 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

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 64

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 38

वो सकुनत नम्बर। Receipt No. : 0150851418

अरगोडा   अरगोडा   207   कुलदीप कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
79	1048,1220,2594,893,970	0 एकड़ 60.562 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)	100.00				100.00	100.00
गुजारी (भावली)	25.00				25.00	25.00
सेस	50.00				50.00	50.00
सूद	50.00				50.00	50.00
मुतफरकात	20.00				20.00	20.00
मौजान	245.00				245.00	245.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				100.00	100.00	
गुजारी (भावली)				25.00	25.00	
सेस				50.00	50.00	
सूद				50.00	50.00	
मुतफरकात				20.00	20.00	
मौजान अदायकारी				245.00	245.00	

(१) मौजान कुल (तफसों में) : Four Hundred Ninety Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 490.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 62

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 38

वो सकुनत नम्बर। Receipt No. : 0058779364

अरगोडा । अरगोडा । 207 । मीना देवी

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
79	1048,2594,893,894,895,970	0 एकड़ 35.63 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल (नकदी)	100.00				100.00	100.00
गुजारी (भावली)	25.00				25.00	25.00
सेस	50.00				50.00	50.00
सूद	50.00				50.00	50.00
मुतफरकात	20.00				20.00	20.00
मीजान	245.00				245.00	245.00

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)				100.00	100.00	
गुजारी (भावली)				25.00	25.00	
सेस				50.00	50.00	
सूद				50.00	50.00	
मुतफरकात				20.00	20.00	
मीजान अदायकारी				245.00	245.00	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 490.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वी थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 11

नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 39

वी सकुनत नम्बर। Receipt No. : 0770517104

अरगोडा   अरगोडा   207   राजेश राम साहू		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
79	1748,1771,2273,970	0 एकड़ 38.639 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 ता वर्ष	
माल (नकदी)	60.00					60.00
गुजारी (भावली)	15.00					15.00
सेस	30.00					30.00
सूद	30.00					30.00
मुतफरकात	12.00					12.00
मौजान	147.00					147.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष		
माल (नकदी)					60.00	
गुजारी (भावली)					15.00	
सेस					30.00	
सूद					30.00	
मुतफरकात					12.00	
मौजान अदायकारी					147.00	

(१) मौजान कुल (तफ्जों में) : One Hundred Fourty Seven Rupees

(२) नाम देहिन्दा-

(३) कुल बकाया- 147.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

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

V

फरद मलकी / फरद रैयती Page No. : 17  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 42  
वो सकुनत नम्बर। Receipt No. : 0924910194

अरगोडा   अरगोडा   207   श्याम किशोर राम		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
79	970	0 एकड़ 10.875 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)	100.00				100.00	100.00
गुजारी (भावली)	25.00				25.00	25.00
सेस	50.00				50.00	50.00
सूद	50.00				50.00	50.00
मुतफरकात	20.00				20.00	20.00
मोजान	245.00				245.00	245.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)				100.00	100.00	
गुजारी (भावली)				25.00	25.00	
सेस				50.00	50.00	
सूद				50.00	50.00	
मुतफरकात				20.00	20.00	
मोजान अदायकारी				245.00	245.00	

(१) मोजान कुल (लफजों में) : Four Hundred Ninety Rupees

(२) नाम देहिन्दा-

(३) कुल बकाया- 490.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

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

V

फरद मलकी / फरद रैयती Page No. : 13  
नाम रैयत मय वलिदमत जमाबन्दी Vol. No. : 39  
वी सकुनत नम्बर। Receipt No. : 0547476133

अरगोडा   अरगोडा   207   सिकन्दर राम		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
79	1748,1771,2273,970	0 एकड़ 41.632 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 बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)	
माल (नकदी)	60.00				60.00	60.00
गुजारी (भावली)	15.00				15.00	15.00
सेस	30.00				30.00	30.00
सूद	30.00				30.00	30.00
मुतफरकात	12.00				12.00	12.00
मौजान	147.00				147.00	147.00

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतासबा हाल (2022-2023)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2021-2022)		
माल (नकदी)	60.00				60.00	60.00	
गुजारी (भावली)	15.00				15.00	15.00	
सेस	30.00				30.00	30.00	
सूद	30.00				30.00	30.00	
मुतफरकात	12.00				12.00	12.00	
मौजान अदायकारी	147.00				147.00	147.00	

(१) मौजान कुल (लफजों में) : Two Hundred Ninety Four Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 294.00

तारीख अमला तहसील कुनिन्दा : 29-05-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

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

V

फरद मलकी / फरद रैयती Page No. : 40  
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 43  
वो सकुनत नम्बर। Receipt No. : 0112370360

अरगोडा   अरगोडा   207   Amit Kumar		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
41	1055,897	0 एकड़ 4 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	20.00					20.00
गुजारी (भावली)	5.00					5.00
सेस	10.00					10.00
सूद	10.00					10.00
मृतफरकात	4.00					4.00
मीजान	49.00					49.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					20.00	
गुजारी (भावली)					5.00	
सेस					10.00	
सूद					10.00	
मृतफरकात					4.00	
मीजान अदायकारी					49.00	

(१) मीजान कुल (तफसील में) : Forty Nine Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 49.00

तारीख अमला तहसील कुनिन्दा : 28-10-2022

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  
AMIT KUMAR S/O NARAYAN SAHU, CHANDAN KUMAR S/O LATE MOTI  
RAM SAHU

Memo No. : FAM/038/259429/2022-2023

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 6 4 0 0 Z 0

The annual rent value of this holding is Rs. 295.245 / - 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) , 295.245 / - 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	295.24	344.44	49.2	49.2
2	Holding Tax @ 2%	Quarter: 4/ Year: 2016-2017	196.84	246.04	49.2	49.2
	Total amount		492.08	590.48	98.4	98.4



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](http://www.ranchimunicipal.com).
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



# RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi  
( Revenue branch )

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

Mr /Mrs /Ms  
RANJAN KUMAR S/O LATE MOTI RAM SAHU  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/391251/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 2 6 7 0 0 Z 0

The annual rent value of this holding is Rs. 11618.4375 / - 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), 11618.4375 / - 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	11618.44	13555.56	1937.12	1937.12
2	Holding Tax @ 2%	Quarter: 3/ Year: 2020-2021	5809.2	9682.52	3873.32	3873.32
	Total amount		17427.64	23238.08	5810.44	5810.44



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](http://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 Deputy Municipal Commissioner

(Signature)

For Deputy Municipal Commissioner

(Signature)

# 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  
CHANDAN KUMAR S/O LATE MOTI RAM SAHU  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/259419/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 1 5 4 0 0 2 0

The annual rent value of this holding is Rs. 708.75 / - 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) , 708.75 / - 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	708.76	7176.8	6468.04	6468.04
2	Holding Tax @ 2%	Quarter: 3/ Year: 2020-2021	506.24	5126.28	4620.04	4620.04
	Total amount		1215	12303.08	11088.08	11088.08



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](http://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.

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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  
NIRAJ KUMAR S/O KAPIL RAM  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/259420/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 1 5 5 0 0 2 0

The annual rent value of this holding is Rs. 15126.75 / - 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), 15126.75 / - 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	15126.76	17647.88	2521.12	2521.12
2	Holding Tax @ 2%	Quarter: 4/ Year: 2020-2021	7563.36	12605.64	5042.28	5042.28
	Total amount		22690.12	30253.52	7563.4	7563.4



**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](http://www.ranchimunicipal.com).
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



# RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi  
(Revenue branch)

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

Mr /Mrs /Ms  
AJAY KUMAR S/O BASANT SAHU  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/392004/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

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

The annual rent value of this holding is Rs. 778.75 / - 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), 778.75 / - 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	778.76	7885.56	7106.8	7106.8
2	Holding Tax @ 2%	Quarter: 3/ Year: 2020-2021	556.24	5632.52	5076.28	5076.28
	Total amount		1335	13518.08	12483.08	12183.08



*[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](http://www.ranchimunicipal.com).
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



# RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi  
(Revenue branch)

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

Mr /Mrs /Ms  
ARVIND KISHORE RAM S/O DINU MAHTO  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/257172/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

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

The annual rent value of this holding is Rs. 152.25 / - 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) , 152.25 / - 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	152.24	1321.92	1169.68	1169.68
	Total amount		152.24	1321.92	1169.68	1169.68



  
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](http://www.ranchimunicipal.com).
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



# RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi  
(Revenue branch)

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

Mr /Mrs /Ms  
ASHA DEVI W/O HIRA LAL SAHU  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/391256/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

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

The annual rent value of this holding is Rs. 385 / - 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) , 385 / - 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	385	3898.12	3513.12	3513.12
2	Holding Tax @ 2%	Quarter: 4/ Year: 2018-2019	275	2784.36	2509.36	2509.36
	Total amount		660	6682.48	6022.48	6022.48



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](http://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 Visit [www.ranchimunicipal.com](http://www.ranchimunicipal.com)  
OR Call on 0359-2601111, 2601112, 2601113

For Details Visit [www.ranchimunicipal.com](http://www.ranchimunicipal.com)  
OR Call on 0359-2601111, 2601112, 2601113

# 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  
DEEPAK KUMAR S/O DWARIKA RAM SAHU  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/259327/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 1 3 0 0 0 - Z 0

The annual rent value of this holding is Rs. 847.868 / - 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) , 847.868 / - 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	847.88	8584.4	7736.52	7736.52
2	Holding Tax @ 2%	Quarter: 4/ Year: 2020-2021	605.64	6131.72	5526.08	5526.08
	Total amount		1453.52	14716.12	13262.6	13262.6



*[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](http://www.ranchimunicipal.com).
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.





# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : CNT06113568820220908

Date : 2022-09-06

Department / Section : Revenue Section

Ward No : 38

Account Description : Holding Tax & Others

New Ward No : 36

Application No SAF/01/038/08130

New Holding No : 0380001046800Z0

Received From Mr / Mrs / Miss : Gita devi W/O Ranjan kumar

Address : Argora pundag road ranchi

A Sum of Rs. : 2292.00

(in words) : Two Thousand Two Hundred And Ninety Two Rupees Only

towards: Holding Tax & Others Vide: CASH

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	3	2021-2022	4	2022-2023	285.00
Late Assessment Fine(Rule 14.1)					2000.00
1% Monthly Penalty					7.20
Total Amount					2292.00
Round Off Amount					-0.20
Total Paid Amount					2292.00



\*\*This is a computer-generated receipt and it does not require a signature.\*\*

# 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  
KULDEEP KUMAR S/O LAXMI DEVI  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/392003/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 3 1 5 0 0 Z 0

The annual rent value of this holding is Rs. 847.868 / - 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) , 847.868 / - 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	847.88	8584.4	7736.52	7736.52
2	Holding Tax @ 2%	Quarter: 3/ Year: 2020-2021	605.64	6131.72	5526.08	5526.08
	Total amount		1453.52	14716.12	13262.6	13262.6



*[Handwritten 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](http://www.ranchimunicipal.com).
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



# RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi  
(Revenue branch)

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

Mr /Mrs /Ms  
MEENA DEVI W/O BASANT SAHU  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/355909/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

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

The annual rent value of this holding is Rs. 498.82 / - 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) , 498.82 / - 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	498.84	5050.56	4551.72	4551.72
2	Holding Tax @ 2%	Quarter: 3/ Year: 2020-2021	356.32	3607.52	3251.2	3251.2
	Total amount		855.16	8658.08	7802.92	7802.92



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](http://www.ranchimunicipal.com).
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



# RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi  
(Revenue branch)

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

Mr /Mrs /Ms  
SHYAM KISHOR RAM S/O DINU MAHTO  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/257178/2022-2023  
Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

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

The annual rent value of this holding is Rs. 152.25 / - 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) , 152.25 / - 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	152.24	1321.92	1169.68	1169.68
	Total amount		152.24	1321.92	1169.68	1169.68



*[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](http://www.ranchimunicipal.com).
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



# RANCHI MUNICIPAL CORPORATION, RANCHI



Ranchi Municipal Corporation, Ranchi  
(Revenue branch)

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

Mr /Mrs /Ms  
SIKANDAR RAM S/O RUPU RAM  
Address: ARGORA PUNDAG ROAD RANCHI RANCHI

Memo No. : FAM/038/259295/2022-2023

Effective: First Quarter 2022-2023

You are hereby informed that your new Holding No.-

0 3 8 0 0 0 1 0 1 1 3 0 . 0 Z 0

The annual rent value of this holding is Rs. 582.848 / - 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) , 582.848 / - 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	582.84	5901.04	5318.2	5318.2
2	Holding Tax @ 2%	Quarter: 4/ Year: 2020-2021	416.32	4215.04	3798.72	3798.72
	Total amount		999.16	10116.08	9116.92	9116.92



*[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](http://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 of tax assessment visit the website  
OR Call on 0361-2611111

For Details of tax assessment visit the website  
OR Call on 0361-2611111



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O लत मोती राम साहू, हाउस  
नं. 1862/आ, जयश्री ग्रीन सिटी के पास,  
अगोरा पुन्दाग रोड, रांची, झारखण्ड,  
834002

Address: S/O Late Moti Ram  
Sahu, HOUSE NO-1862/A, NEAR  
JAYSHREE GREEN CITY,  
ARGORA PUNDAG ROAD,  
Ranchi, Jharkhand, 834002



भारत सरकार  
GOVERNMENT OF INDIA



चन्दन कुमार  
Chandan Kumar  
जन्म वर्ष / Year of Birth : 1987  
पुरुष / Male



3610 8646 9859

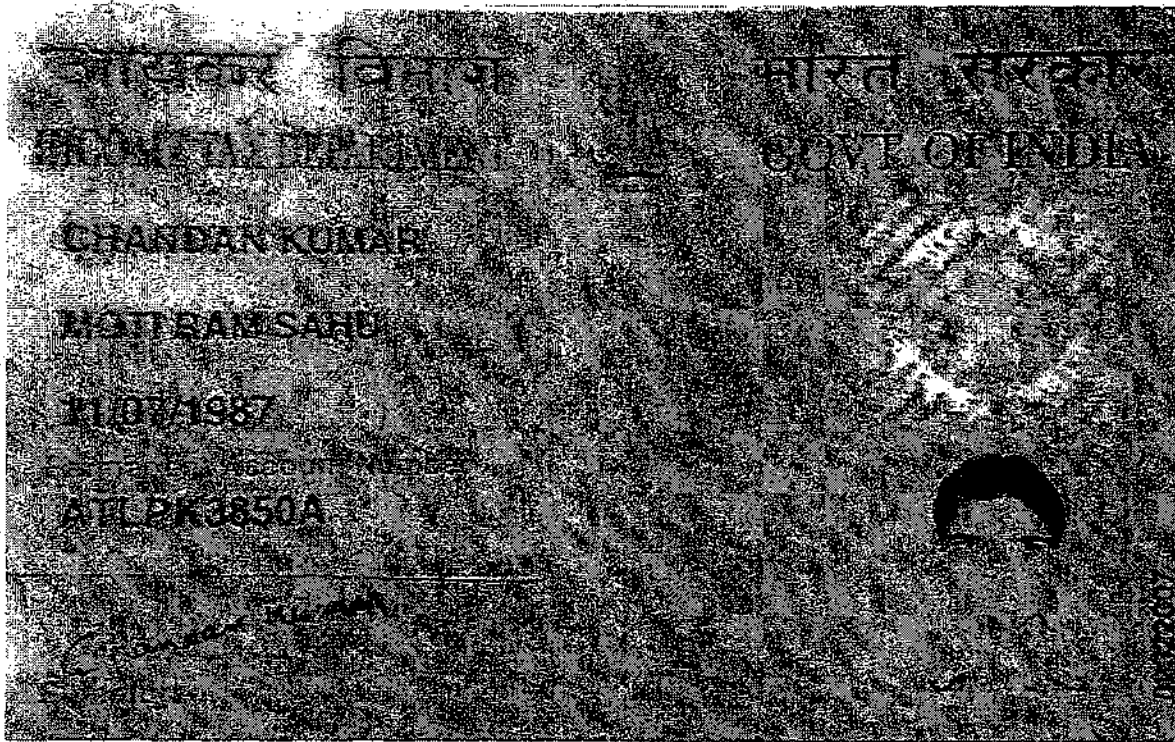
आधार — आम आदमी का अधिकार

1947  
1600 160 1947

help@uidai.gov.in

www.uidai.gov.in

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



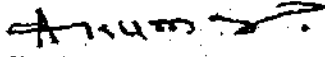
आयकर विभाग  
INCOME TAX DEPARTMENT  
AMIT KUMAR



भारत सरकार  
GOVT. OF INDIA

NARAYAN SAHU

08/01/1982  
Permanent Account Number  
AQTPK2684B

  
Signature



01042015



Downloaded From: 24/10/2015



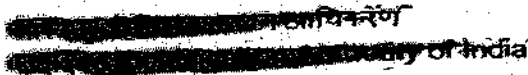
अमित कुमार  
Amit Kumar  
जन्म तिथि/DOB: 08/01/1982  
पुरुष/ MALE

Issue Date: 30/10/2015

3889 1419 5394

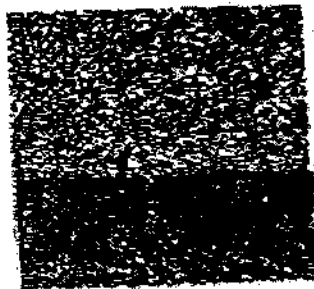
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मेरा आधार, मेरी पहचान



पता:  
S/O नारायण सहु, परवल, भामो, पो-दतिया थाना-मरनो,  
दतिया, गुमला,  
झारखण्ड - 835324

Address:  
S/O Narayan Sahu, Parwal, Bhamo, Po-  
Datiya Ps-Bhamo, Datiya, Gumla,  
Jharkhand - 835324



3889 1419 5394

VID : 9171 2504 3344 5262

1947

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www.uidai.gov.in

भारत सरकार  
Hajj and Pilgrimage Identification Authority of India  
GOVERNMENT OF INDIA

पंजीकरण क्रम / Enrollment No 1093/51039/02546

To,  
रंजन कुमार  
Ranjan Kumar  
S/O Late Moh Ram Sahu  
House No. 1862 A  
New Jay Street Green City Angkor, Phnom Penh  
KAMPUCHEA  
Ranch  
Jharsband 834102  
819955104

Ref: SA / 17C / 165839 / 187520 / P



UE196015187M



आपका आधार क्रमांक / Your Aadhaar No. :

**3922 0868 7820**

आधार - आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



रंजन कुमार  
Ranjan Kumar  
जन वर्ष / Year of Birth : 1986  
लिंग / Male



**3922 0868 7820**

आधार - आम आदमी का अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

RANJAN KUMAR

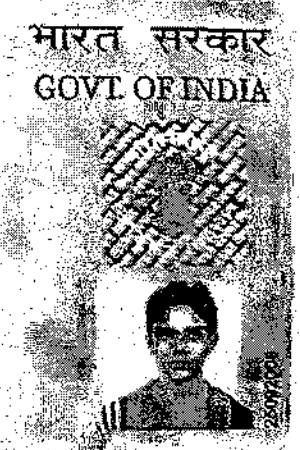
MOTI RAM SAHU

12/12/1986

Permanent Account Number

BDOPK1147G

*Ranjan Kumar*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NIRAJ KUMAR

KAPIL RAM

26/01/1979

Permanent Account Number

AOYPK3496G

*Niraj Kumar*  
Signature





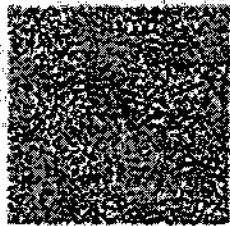
भारतीय पहचान प्रमाणिका अधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नामपंजीकरण क्रम / Enrolment No.: 0000/98001/43459

To  
 निरोज कुमार  
 Niroj Kumar  
 S/O: Kapil Ram Sahu  
 Kathal More Road  
 Argora Basti  
 Doranda  
 Ranchi Jharkhand - 834002  
 9431168392

Generation Date: 23/01/2018

Signature valid



QR Code: 23/01/2018

आपका आधार क्रमांक / Your Aadhaar No. :

**XXXX XXXX 9495**  
 UID: 9125 2318 3539 3931

**मेरा आधार, मेरी पहचान**

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
  - पहचान का प्रमाण ऑनलाइन अथवा ऑनलाइन द्वारा प्राप्त करें।
  - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार अधिष्ठ में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
 Government of India



निरोज कुमार  
 Niroj Kumar  
 जन्म तिथि/DOB: 26/01/1979  
 लिंग/ GENDER: MALE

**XXXX XXXX 9495**  
 UID: 9125 2318 3539 3931

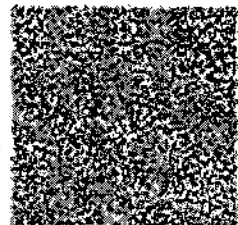
**मेरा आधार, मेरी पहचान**



भारतीय पहचान प्रमाणिका अधिकरण  
 Unique Identification Authority of India

निरोज कुमार, कठाल मोर रोड, अग्रोरा बास्ती,  
 दरानडा, राँची,  
 झारखण्ड - 834002



Address:  
 S/O: Kapil Ram Sahu, Kathal More Road,  
 Argora Basti, Doranda, Ranchi,  
 Jharkhand - 834002




QR Code: 23/01/2018

**XXXX XXXX 9495**  
 UID: 9125 2318 3539 3931

भारत सरकार  
GOVERNMENT OF INDIA


अजय कुमार  
Ajay Kumar  
जन्म वर्ष : Year of Birth : 1989  
लिंग / Male



7468 7637 5874





आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पता S/O बसन्त साहू, शिव मंदिर के  
पार्क अन्तर्गत कथल मॉड  
कथल मॉड, अर्गोरा-अर्गोरा, झारखण्ड।  
पिन कोड: 834602

Address S/O Basant Sahu, NEAR  
SHIV MANDIR, ARGORA BASTI  
KATHAL MOD PO-ARGORA  
PS-ARGORA ARGORA, Ranchi,  
Jharkhand, 834002

अजय कुमार  
AJAY KUMAR  
बसन्त साहू  
BASANT SAHU  
02/07/1989  
746876375874



भारत सरकार  
GOVERNMENT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

प्रतिभा संख्या / प्रतिभा संख्या  
PAN Number / PAN Number

ARBPR7176E

ARVIND KISHOR RAM

जन्म तिथि / Date of Birth  
BIRTH DATE

07/17/1974

भारत सरकार  
Uniform Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 1093/51009/01974

To,  
अरविन्द किशोर राम  
Arvind Kishor Ram  
S/O Dinu Mahto  
ARGORA BASTI KATHAL MORE DALADLI ROAD  
NEAR ARGORA DEVI MANDIR POST - ARGORA THANA  
- ARGORA  
ARGORA  
Ranchi  
Jharkhand 834002  
9835166102

Ref: 10131 / 19C / 389515 / 391332 / P



UE2027159381N



आपका आधार क्रमांक / Your Aadhaar No. :

**3537 1224 0246**

आधार — आम आदमी का अधिकार


भारत सरकार  
GOVERNMENT OF INDIA

अरविन्द किशोर राम  
Arvind Kishor Ram  
जन्म वर्ष / Year of Birth : 1974  
पुरुष / Male


3537 1224 0246

आधार — आम आदमी का अधिकार

भारत सरकार  
GOVERNMENT OF INDIA




आशा देवी  
Asha Devi  
जन्म वर्ष / Year of Birth: 1980  
पत्निका / Spouse




9180 6821 0808

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA




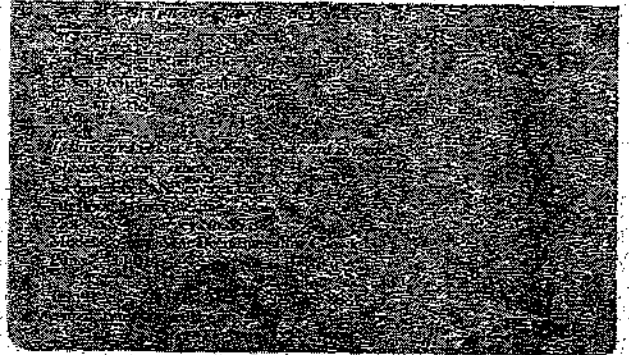
पता: W/O श्री लाल साहू, बरभंडा Address: W/O Hira Lal Sahu  
बनौ, अमरा, रीवा, मध्य प्रदेश, 834002 Arera Basti, AR 834002, Rarihi,  
Jharkhand, 834002

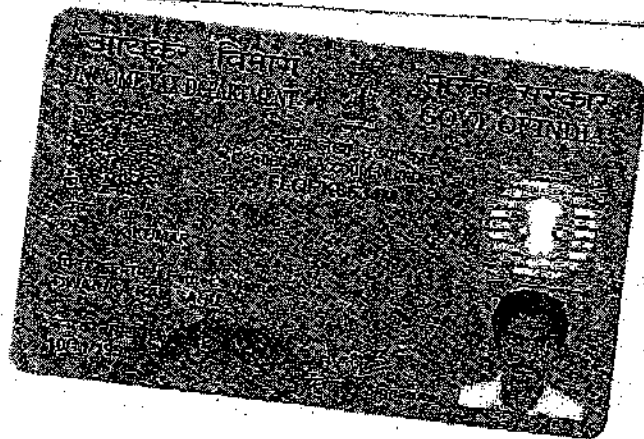
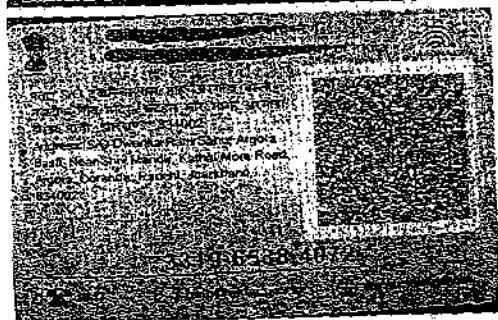


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

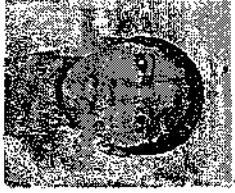
व्यक्तिगत आयकर खाता नंबर / Individual Income Tax Account Number: C  
EHPB141E



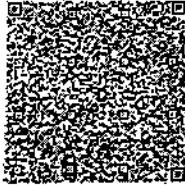


भारत सरकार  
Government of India



गीता देवी  
Gita Devi  
जन्म तिथि/DOB: 01/02/1982  
लिंग/ GENDER: FEMALE

3368 8184 4789  
VID: 9156 8100 8012 5159



भारत आभार, भोरी पहचान



भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

GITA DEVI  
BASANT SAHU  
01/02/1982

Permanent Account Number  
AVNPPD1737D

Signature

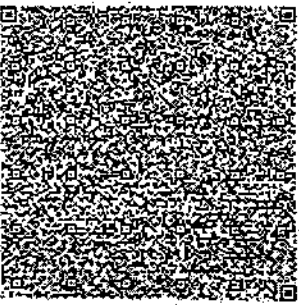
*Gita Devi*



भारत सरकार  
Unique Identification Authority of India

वर्ग:  
D/O बसंत साहू, हाउस नं.- ८ डी, शिव मंदिर के आगे,  
अरगोरा बस्ती, कठहल मोड़ रोड, अरगोरा, रांची,  
झारखण्ड - 834002

Address:  
D/O Basant Sahu, HOUSE NO.- 8D, OPPOSIT  
SHIV MANDIR, ARGORA BASTI, KATHAL  
MOD ROAD, Argora, Ranchi,  
Jharkhand - 834002



QR Code with Photograph

3368 8184 4789

VID: 9156 8100 8012 5159



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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

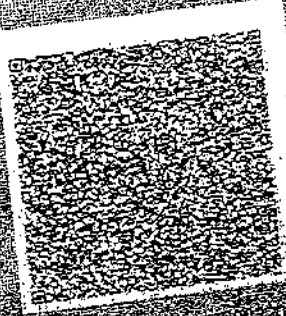
ITPK2089B



नाम / Name  
KULDEEP KUMAR

पिता का नाम / Father's Name  
DWAJIKA RAM SHARMA

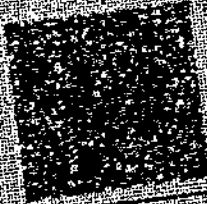
जन्म की तिथि / Date of Birth  
10/12/2000



भारत सरकार  
Government of India



कुलदीप कुमार  
Kuldeep Kumar  
जन्म तिथि/DOB: 10/12/2000  
पुरुष/ MALE



7631 7149 6100

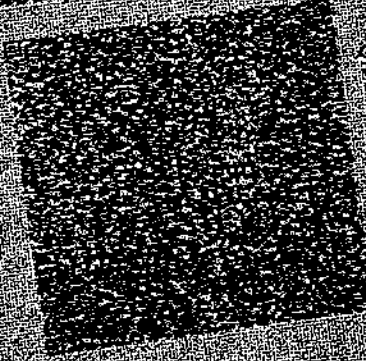
VID: 9135525040854390

मेरा आधार मेरी पहचान



भारत सरकार  
Government of India

पता / Address: 30, Laxmi Devi, NEAR SHIV MANDIR,  
ARGORA, EAST KATHAL MORE, ARGORA,  
UP, PIN - 201002



7631 7149 6100

VID: 9135525040854390



आयकर विभाग  
INCOME TAX DEPARTMENT

MEENA DEVI

SISHESWAR RAM

01/01/1963

Government of India, New Delhi

BAVPPD1730M



भारत सरकार  
GOVT. OF INDIA



In case this card is lost/ found kindly inform/return to:

Income Tax PAN Service Unit, TILHSE,  
Plot No. 3, Sector 11, CBD, Tolapur,  
New Mumbai - 400 614.

यदि कार्ड खोना/प्राप्त हो तो कृपया सूचना दें/वापस करें।  
आयकर विभाग, टिलहसे, प्लॉट नं. 3, सेक्टर 11, सीबीडी, टोलापुर,  
नया मुंबई - 400 614.



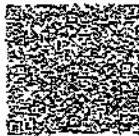
भारत सरकार  
GOVERNMENT OF INDIA

पिता का नाम

Meena Devi

जन्म वर्ष / Year of Birth: 1963

पदनाम / Name is



9673 0013 6805



भारतीय विनिश्चय प्रमाण प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O बसन्त साहू, अमरावती पुल,  
अमरावती मंदिर, अमरावती, राँची,  
राँची, झारखण्ड, 834002

Address: W/O Basant Sahu, Near  
Agora Durga Mandir, Agora,  
Basti, Argora, Ranchi, Jharkhand,  
834002

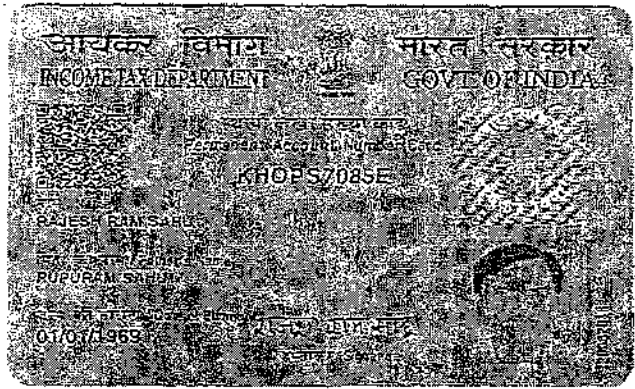
आधार - आम आदमी का अधिकार

1547  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



**भारत सरकार**  
Unique Identification Authority of India  
Government of India

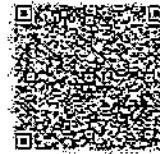
नामांकन क्रम / Enrollment No 1093/51074/02127

To,  
रजेश राम साहू  
Rajesh Ram Sahu  
S/O Rupuram Sahu  
Argota Basti, Pundag Road  
ARGORA  
Ranchi  
Jharkhand 834002

Ref: 100 / 20C / 189871 / 191533 / P



UE2072854071N



आधार का आधार क्रमांक / Your Aadhaar No. :

**7381 7430 4721**

**आधार — आम आदमी का अधिकार**



**भारत सरकार**  
GOVERNMENT OF INDIA



रजेश राम साहू  
Rajesh Ram Sahu  
जन्म वर्ष / Year of Birth : 1969  
पुरुष / Male



**7381 7430 4721**

**आधार — आम आदमी का अधिकार**

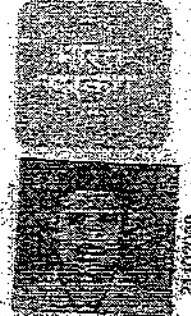
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHYAM KISHOR RAM  
DINU MAHATO

25/03/1966  
Permanent Account Number  
APOP7158F

श्याम किशोर राम  
Signatures



21/02/2017



भारत सरकार

आयकर विभाग

नामंकन क्रम / Enrollment No. 1093/51068/04628

To,  
श्याम किशोर राम  
Shyam Kishor Ram  
S/O. Dinu Mahato  
Pundag Road,  
Angora Bazar,  
HARDOI,  
Ranchi,  
Jharkhand 834002  
9836185509

Ref: 106 / 20C / 198999 / 201508 / P



आपका आधार क्रमांक / Your Aadhaar No. :

8930 5886 4447

आधार - आम आदमी का अधिकार

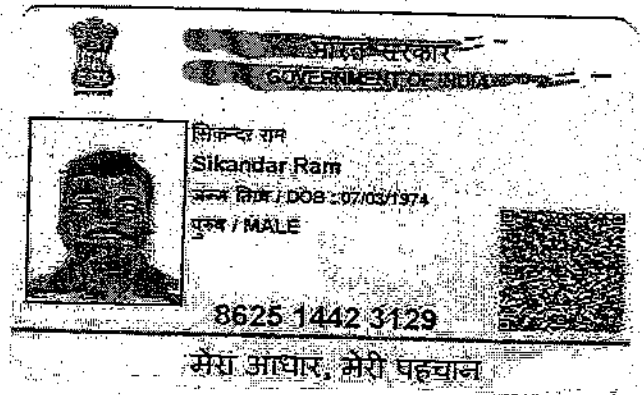
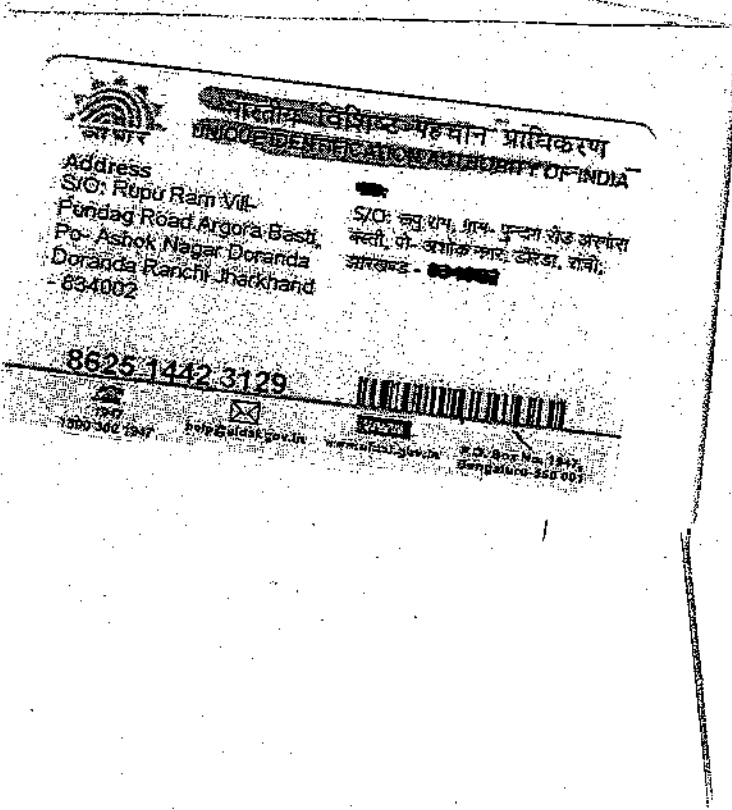


भारत सरकार  
श्याम किशोर राम  
Shyam Kishor Ram  
जन्म वर्ष / Year of Birth : 1966  
पुरुष / Male



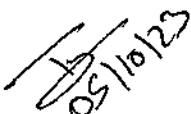
8930 5886 4447

आधार - आम आदमी का अधिकार



**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।	L	
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन		
4	मुद्रांक शुल्क का भुगतान	L	
5	निबंधन शुल्क का भुगतान	L	
6	आधार सत्यापन	✓	
7	PAN सत्यापन		
8	होल्डिंग 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 :- 05-10-2023 12:00 pm

Office Name :- SRO - Ranchi  
Token No:- 202300131505

Appoinment :- 05-Oct-2023.Time:- 12:24

Article	Development Agreement
Pre Registration Date	01-Oct-2023
No. Of Pages	107
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 73,224.

Property Id: **1076948**

Valuation No. : 1464400 / 2023	:- 2023-2024	Date : 05-October-2023 12:13:PM	
State : Jharkhand	District : Ranchi	Taluk : Argora	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora	
Argora Ward No 36 Village Code 207	Main Road		
Khata Number - 84			
Plot Number - 890			
Volume Number - 30			
Page Number - 13			
Holding Number - 038000101640070			
Property Rates			
Commercial Land (Y)			
₹158065/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	1.22 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.22 x ₹158065 = 1412839.3	₹14,12,839/-
	Total		₹14,12,839/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,12,900/-
Total Amount in Words : Fourteen Lakhs Twelve Thousands Nine Hundred Rupees Only			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> 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 : 1.22 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	1412839.3
Transaction Amount	298028500

Property Id: **1076952**

<b>Valuation No. :</b> 1464408 / 2023	<b>:-</b> 2023-2024	<b>Date :</b> 05-October-2023 12:19:PM	
<b>State</b> - Jharkhand	<b>District</b> - Ranchi	<b>Tahsil</b> - Argora	
<b>Land Type</b> - Urban	<b>Corporation</b> - Ranchi Municipal Corporation Argora	<b>Village/City</b> - Argora	
<b>Argora Ward No 36 Village Code 207 - Main Road</b>			
<b>Khata Number</b> - 79			
<b>Plot Number</b> - 893			
<b>Volume Number</b> - 38, 39, 41			
<b>Page Number</b> - 56, 64, 68, 89, 15, 64, 62			
<b>Holding Number</b> - 0380001026700Z0, 0380001015500Z0, 0380001031600Z0, 0380001013000Z0, 0380001046800Z0, 0380001021800Z0, 0380001031500Z0			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹1158065/- Decimal			
<b>Valuation Rule :</b> Commercial land			
<b>Property Details</b>			
I	Land area	80.88 Decimal	
<b>Calculation Details</b>			
<b>Sr.No.</b>	<b>Description</b>	<b>Calculation</b>	<b>Total</b>
1	Open Land Valuation	1 * 80.88 * 1158065 = 93664297.2	₹9,36,64,297.2
A	Total		₹9,36,64,297.2
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹9,36,64,300
<b>Total Amount in Words :</b> Nine crore thirty six Lakh Sixty four thousand three hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> 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 : 80.88 Decimal
Other Description of the Property	Pin Code - 834002

Government/Market Value	93664297.2
Transaction Amount	-

Property Id: **1076953**

<b>Valuation No. :</b> 1464412 / 2023	<b>:-</b> 2023-2024	<b>Date :</b> 05-October-2023 12:22:PM
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<b>State</b> - Jharkhand	<b>District</b> - Ranchi	<b>Tahsil</b> - Argora
<b>Land Type</b> - Urban	<b>Corporation</b> - Ranchi Municipal Corporation - Argora	<b>Village/City</b> - Argora
<b>Argora Ward No 36 Village Code 207</b>	<b>Main Road</b>	
<b>Khata Number</b> - 79		
<b>Plot Number</b> - 889		
<b>Volume Number</b> - 38		
<b>Page Number</b> - 56		
<b>Holding Number</b> - 038000102670020		

**Property Rates**

<b>Commercial Land (Y)</b>
₹ 1158065/- Decimal

**Valuation Rule : Commercial land**

**Property Details**

<b>Land area</b>	6 Decimal
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**Calculation Details**

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	6 X 1158065 = 6948390	₹ 69,48,390/-
A	Total		₹ 69,48,390/-

**Note : Final Valuation is Rounded to Next 100/-**

<b>Total Valuation (A)</b>	₹ 69,48,400/-
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**Total Amount in Words - Sixty Nine Lakhs Forty Eight Thousands Four Hundred Rupees Only**

<b>Land measurement, Sub Part and House No.</b>	<b>Property Boundaries</b> 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
<b>Area</b>	Land area : 6.00 Decimal
<b>Other Description of the Property</b>	Pin Code - 834002
<b>Government/Market Value</b>	6948390
<b>Transaction Amount</b>	-

Property Id: **1076955**

<b>Valuation No. :</b> 1464419 / 2023	<b>:-</b> 2023-2024	<b>Date :</b> 05-October-2023 12:29:PM
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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 : 79					
Plot Number : 1048					
Volume Number : 38, 39					
Page Number : 56, 64, 63, 89, 64, 62					
Holding Number : 0380001026700Z0, 0380001015500Z0, 0380001031600Z0, 0380001013000Z0, 0380001031500Z0, 0380001021800Z0					
Property Rates					
<b>Commercial Land (Y)</b>					
3.11580657 Decimal					
Valuation Rule : Commercial land					
Property Details					
Land area		36.75 Decimal			
Calculation Details					
Sr.No.	Description	Calculation			Total
1	Open Land Valuation	1	36.75 x 1158065	42558888.75	42558889
A	Total				42558889
<b>Note : Final Valuation is Rounded to Next 100/-</b>					
Total Valuation (A)					42558900
Total Amount in Words : Four Crore Twenty Five Lakhs Fifty Eight Thousands Nine Hundred Rupees Only					

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 36.75 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	42558888.75
Transaction Amount	-

Property Id: 1076957

Valuation No. : 1464422 / 2023		:- 2023-2024		Date : 05-October-2023 12:34:PM	
State : Jharkhand		District : Ranchi		Tahsil : Argora	
Land Type : Urban		Corporation : Ranchi Municipal Corporation Argora		Village/City : Argora	
Argora Ward No 36 Village Code 207 - Main Road					

<b>Khata Number</b> - 79			
<b>Plot Number</b> - 970			
<b>Volume Number</b> - 38, 39, 42, 34			
<b>Holding Number</b> - 0380001026700Z0, 0380001015500Z0, 0380001008800Z0, 0380001027200Z0, 0380001009000Z0, 0380001011300Z0			
<b>Page Number</b> - 56, 64, 14, 79, 11, 17, 13			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹1158065/- Decimal			
<b>Valuation Rule : Commercial land</b>			
<b>Property Details</b>			
1	Land area : 95.50 Decimal		
<b>Calculation Details</b>			
<b>Sr.No.</b>	<b>Description</b>	<b>Calculation</b>	<b>Total</b>
1	Open Land Valuation	1. 95.5 x 1158065 = 110595207.5	₹11,05,95,208/-
A	Total		₹11,05,95,208
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>		₹11,05,95,208	
<b>Total Amount in Words - Eleven Crores Five Lakh Ninety Five Thousands Three Hundred Rupees Only</b>			

<b>Land measurement, Sub Part and House No.</b>	<b>Property Boundaries</b> 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
<b>Area</b>	Land area : 95.50 Decimal
<b>Other Description of the Property</b>	Pin Code - 834002
<b>Government/Market Value</b>	110595207.5
<b>Transaction Amount</b>	-

Property Id: 1076961

<b>Valuation No. : 1461124 / 2023</b>	<b>:- 2023-2024</b>	<b>Date : 02-October-2023 20:03:PM</b>
<b>State</b> - Jharkhand	<b>District</b> - Ranchi	<b>Tahsil</b> - Argora
<b>Land Type</b> - Urban	<b>Corporation</b> - Ranchi Municipal Corporation Argora	<b>Village/City</b> - Argora
<b>Argora Ward No 36 Village Code 207 - Main Road</b>		
<b>Khata Number</b> - 79		
<b>Plot Number</b> - 894		
<b>Volume Number</b> - 38		
<b>Page Number</b> - 63, 62		
<b>Holding Number</b> - 0380001031600Z0, 0380001021800Z0		

<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹1158065/- Decimal			
<b>Valuation Rule : Commercial land</b>			
<b>Property Details</b>			
1	Land area		2 Decimal
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 1158065 = 2316130	₹23,16,130/-
A	Total		₹23,16,130/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
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.	<b>Property Boundaries</b> 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	-

Property Id: 1076963

<b>Valuation No. : 1461177 / 2023</b>	<b>:- 2023-2024</b>	<b>Date : 02-October-2023 20:24:PM</b>
<b>State</b> - Jharkhand	<b>District</b> - Ranchi	<b>Tahsil</b> - Argora
<b>Land Type</b> - Urban	<b>Corporation</b> - Ranchi Municipal Corporation, Argora	<b>Village/City</b> - Argora
<b>Argora Ward No 36 Village Code 207 - Main Road</b>		
<b>Khata Number - 79</b>		
<b>Plot Number - 895</b>		
<b>Volume Number - 38, 41</b>		
<b>Page Number - 63, 15</b>		
<b>Holding Number - 03800010-160020, 038000104680020</b>		
<b>Property Rates</b>		
<b>Commercial Land (Y)</b>		
₹1158065/- Decimal		
<b>Valuation Rule : Commercial land</b>		
<b>Property Details</b>		
1	Land area	10 Decimal
<b>Calculation Details</b>		

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 10 x 1158065 = 11580650	₹1,15,80,650/-
A	Total		₹1,15,80,650/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹1,15,80,700/-
Total Amount in Words - One Crore Fifteen Lakhs Eighty Thousands Seven Hundred Rupees Only			

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

Property Id: 1076968

Valuation No. : 1461183 / 2023	:- 2023-2024	Date : 02-October-2023 20:25:PM	
State - Jharkhand	District - Ranchi	Tahsil - Argora	
Land Type - Urban	Corporation - Ranchi Municipal Corporation Argora	Village/City - Argora	
Argora Ward No 36 Village Code 207	Main Road		
Khata Number - 80			
Plot Number - 894			
Volume Number - 39			
Page Number - 64			
Holding Number - 038000101550020			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹1158065/- Decimal			
<b>Valuation Rule : Commercial land</b>			
<b>Property Details</b>			
1	Land area	21 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 21 x 1158065 = 24319365	₹2,43,19,365/-
A	Total		₹2,43,19,365/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
Total Valuation (A)			₹2,43,19,400/-
Total Amount in Words - Two Crore Forty Three Lakhs Nineteen Thousands Four Hundred Rupees Only			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> 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 : 21.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	24319365
Transaction Amount	-

Property Id: 1076971

<b>Valuation No. :</b> 1461189 / 2023	<b>:-</b> 2023-2024	<b>Date :</b> 02-October-2023 20:26:PM	
<b>State</b> - Jharkhand	<b>District</b> - Ranchi	<b>Tansil</b> - Argora	
<b>Land Type</b> - Urban	<b>Corporation</b> - Ranchi Municipal Corporation/Argora	<b>Village/City</b> - Argora	
<b>Argora Ward No-36</b>	<b>Village Code</b> - 207	<b>Main Road</b>	
<b>Khata Number</b> - 41			
<b>Plot Number</b> - 897			
<b>Volume Number</b> - 43			
<b>Page Number</b> - 40			
<b>Holding Number</b> - 058000101640020			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹1158065/- Decimal			
<b>Valuation Rule : Commercial land</b>			
<b>Property Details</b>			
1.	Land area	2 Decimal	
<b>Calculation Details</b>			
<b>Sr.No.</b>	<b>Description</b>	<b>Calculation</b>	<b>Total</b>
1.	Open Land Valuation	1. 2 x 1158065 = 2316130	₹23,16,130/-
A	Total		₹23,16,130/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
To (a) Valuation (A)			₹23,16,200/-
To (B) Amount in Words - Twenty Three Lakh Sixteen Thousand One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> 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	-

Property Id: 1077040

Valuation No. : 1461193 / 2023		:- 2023-2024		Date : 02-October-2023 20:27:PM	
State : Jharkhand		District : Ranchi		Tahsil : Argora	
Land Type : Urban		Corporation : Ranchi Municipal Corporation Argora		Village/City : Argora	
Argora Ward No 36 Village Code 207 - Main Road					
Khata Number - 41					
Plot Number - 897					
Volume Number - 43					
Page Number - 40					
Holding Number - 038000101640020					
Property Rates					
<b>Commercial Land (Y)</b>					
₹1158065/- Decimal					
Valuation Rule : Commercial land					
Property Details					
Land area : 2.00 Decimal					
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1.2 x 1158065 = 2316130		₹2316130/-	
A	GR			₹2316130/-	
<b>Note : Final Valuation is Rounded to Next 100/-</b>					
Total valuation (A)					
₹2316130/-					
Total Amount in Words : Twenty Three Lakhs Sixteen thousand Two Hundred Rupees Only.					

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> 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 INFRAHEIGHT PVT LTD THRO ITS DIRECTOR CHANDAN KUMAR, ,Father/Husband Name LATE MOTI RAM SAHU , PAN No.- Date Of Birth-11-Jul-1987,Permission Case No.- , Aadhaar No. *****9859, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - H. NO. 1862/A, ARGORA BASTI, PUNDAG ROAD, ARGORA, RANCHI, Pin Code-834002
EXECUTANTS	-Mr. SIKANDAR RAM, ,Father/Husband Name LATE RUPU RAM , PAN No.- Date Of Birth-07-Mar-1974,Permission Case No.- , Aadhaar No. *****3129, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. RAJESH RAM SAHU, ,Father/Husband Name LATE RUPU RAM SAHU , PAN No.- Date Of Birth-01-Jan-1969,Permission Case No.- , Aadhaar No. *****4721, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. AJAY KUMAR, ,Father/Husband Name LATE BASANT SAHU , PAN No.- Date Of Birth-03-Jul-1989,Permission Case No.- , Aadhaar No. *****5874, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. RANJAN KUMAR, ,Father/Husband Name LATE MOTI RAM SAHU , PAN No.- Date Of Birth-12-Dec-1986,Permission Case No.- , Aadhaar No. *****7820, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mrs. ASHA DEVI, ,Father/Husband Name CHANU PRASAD SAHU , PAN No.- Date Of Birth-05-Mar-1980,Permission Case No.- , Aadhaar No. *****0808, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mrs. MEENA DEVI, ,Father/Husband Name BISHESHWAR RAM , PAN No.- Date Of Birth-01-Jan-1963,Permission Case No.- , Aadhaar No. *****6805, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. ARVIND KISHORE RAM, ,Father/Husband Name DINU MAHTO , PAN No.- Date Of Birth-07-Nov-1974,Permission Case No.- , Aadhaar No. *****0246, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002
	-Mr. DEEPAK KUMAR, ,Father/Husband Name LATE DWARIKA RAM SAHU , PAN No.- Date Of Birth-10-Nov-1998,Permission Case No.- , Aadhaar No. *****4072, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002

	<b>-Mr. KULDEEP KUMAR, ,Father/Husband Name LATE DWARIKA RAM SAHU , PAN No.- Date Of Birth-10-Dec-2000,Permission Case No.- , Aadhaar No. *****6100, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002</b>
	<b>-Mrs. GITA DEVI, ,Father/Husband Name BASANT SAHU , PAN No.- Date Of Birth-01-Feb-1982,Permission Case No.- , Aadhaar No. *****4789, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - FLAT NO. B-608, PEARL ORCHID APARTMENT, ARGORA, RANCHI, Pin Code-834002</b>
	<b>-Mr. SHYAM KISHORE RAM, ,Father/Husband Name DINU MAHTO , PAN No.- Date Of Birth-25-Mar-1966,Permission Case No.- , Aadhaar No. *****4447, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002</b>
	<b>-Mr. NIRAJ KUMAR, ,Father/Husband Name KAPIL RAM ALIAS KAPIL RAM SAHU , PAN No.- Date Of Birth-26-Jan-1979,Permission Case No.- , Aadhaar No. *****9495, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002</b>
	<b>-Mr. AMIT KUMAR, ,Father/Husband Name NARAYAN SAHU , PAN No.- Date Of Birth-08-Jan-1982,Permission Case No.- , Aadhaar No. *****5394, Country-INDIA, City/Village/Town Name-GUMLA, Locality-GUMLA,Address - PARWAL, BHARNO, GUMLA, Pin Code-835324</b>

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

Identifier Details	<b>Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD</b>
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Fee Rule Development Agreement		
1	Stamp Duty	4

1	SP	3210
Total		3210

Fee Rule Development Agreement		
1	AI	7450713
2	EL	10
3	PR	4
Total		7450727

**Sr.No. Exemption Detail Amount**

Exemption for Low Income Group

1 A1 7380713

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

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

Deed Writer / Advocate

MOTI INFRAHEIGHTS PVT. LTD.

Chandan Kumar

Vendee / Claimant Director

Ranjankumar

Ajay Kumar

Vendor / Executant

Niraj Kumar  
Deepak Kumar

Kuldip Kumar

21/12/21 21/12/21

Sikandar Das

31/12/21 21/12/21

22/12/21 21/12/21

Asha Devi

Gita Devi

Jitendra

## Document Registration Summary 1

Date :-05-Oct-2023

- Government/Market Value: ₹298028500/-
- Transaction Amount: ₹298028500 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 912691

Receipt Date : 05-10-2023

Presenter Name: - *Amit Kumar*On Date 05-10-2023 Presented at SRO - Ranchi  
Signature of Presenter*Amit Kumar*

SRO - Ranchi

PR	₹4
SP	₹3210
LL	₹10
A1	₹70000
Stamp Duty	₹100

Total	₹73324
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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	MotiInfraheightPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319566190 DEPT Transaction Id : 66c66e52e59c5e2a34bb Transaction Type :	100
PR	4	4	0	GRAS	MotiInfraheightPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319565261 DEPT Transaction Id : 5f89585c624338b3b99f Transaction Type :	4
SP	3210	3210	0	GRAS	MotiInfraheightPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319565261 DEPT Transaction Id : 5f89585c624338b3b99f Transaction Type :	3210
A1	70000	70000	0	GRAS	MotiInfraheightPvtLtdThroltsDirectorChandanKumar	GRN Number : 2319565261 DEPT Transaction Id : 5f89585c624338b3b99f Transaction Type :	70000

21 PM

LL	10	10	0	GRAS	MotiInfraheightPvtLtdThroItsDirectorChandanKumar	GRN Number : 2319565261 DEPT Transaction Id : 5f89585c624338b3b99f Transaction Type :	10
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Sub Total	73228	73324	-96	Article : Development Agreement Number of Pages : 214			
Exemption Fee Rule				Fee Exemption			
Exemption for Low Income Group				7380713 /-			

*M/S*  
Signature of Operator

*G. S. Khan*  
Signature of Head Clerk

*W*  
Signature of Registering Officer





**OFFICE OF THE SUB REGISTRAR**

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 202300131505






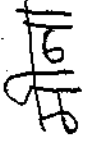


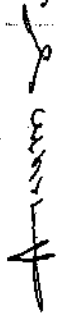
<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	214
<b>Fee Details</b>	Stamp Duty :- Rs. 4, PR :- Rs. 4, SP :- Rs. 3210, A1 :- Rs. 70000, LL :- Rs. 10,
<b>Property No.</b>	1
<b>Valuation Details</b>	Value :- Rs.1412839/- , Transaction Amount :- Rs.298028500/-
<b>Property Details</b>	District :- 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 - 84 Plot Number - 890 Volume Number - 30 Page Number - 13 Holding Number - 0380001016400Z0 Area Of Land :- 1.22 Decimal
<b>Property No.</b>	2
<b>Valuation Details</b>	Value :- Rs.93664297/- , Transaction Amount :- Rs.0/-
<b>Property Details</b>	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 - 79 Plot Number - 893 Volume Number - 38, 39, 41 Page Number - 56, 64, 63, 89, 15, 64, 62 Holding Number - 0380001026700Z0, 0380001015500Z0, 0380001031600Z0, 0380001013000Z0, 0380001046800Z0, 0380001021800Z0, 0380001031500Z0 Area Of Land :- 80.88 Decimal
<b>Property No.</b>	3
<b>Valuation Details</b>	Value :- Rs.6948390/- , Transaction Amount :- Rs.0/-

<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 79Plot Number - 889Volume Number - 38Page Number - 56Holding Number - 0380001026700Z0</b> <b>Area Of Land :- 6.00 Decimal</b>
<b>Property No.</b>	4
<b>Valuation Details</b>	<b>Value :- Rs.42558889/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 79Plot Number - 1048Volume Number - 38, 39Page Number - 56, 64, 63, 89, 64, 62Holding Number - 0380001026700Z0, 0380001015500Z0, 0380001031600Z0, 0380001013000Z0, 0380001031500Z0, 0380001021800Z0</b> <b>Area Of Land :- 36.75 Decimal</b>
<b>Property No.</b>	5
<b>Valuation Details</b>	<b>Value :- Rs.110595208/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 79Plot Number - 970Volume Number - 38, 39, 42, 34Holding Number - 0380001026700Z0, 0380001015500Z0, 0380001008800Z0, 0380001027200Z0, 0380001009000Z0, 0380001011300Z0Page Number - 56, 64, 14, 79, 11, 17, 13</b> <b>Area Of Land :- 95.50 Decimal</b>
<b>Property No.</b>	6
<b>Valuation Details</b>	<b>Value :- Rs.2316130/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 79Plot Number - 894Volume Number - 38Page Number - 63, 62Holding Number - 0380001031600Z0, 0380001021800Z0</b> <b>Area Of Land :- 2.00 Decimal</b>
<b>Property No.</b>	7
<b>Valuation Details</b>	<b>Value :- Rs.11580650/- , Transaction Amount :- Rs.0/-</b>

AMIT KUMAR

PAN/UID

388914195394

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>RANJAN KUMAR</b> Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Ranjan Kumar Address:- House No - 1862/A, Near Jay Shree Green City, , Argora, Pundag Road, ARGORA, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:36			
2	<b>MEENA DEVI</b> Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Meena Devi Address:- , Near Argora Durga Mandir, , Argora Basti, argora, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:60			
3	<b>AMIT KUMAR</b> Address1 - PARWAL, BHARNO, GUMLA, Address2 - GUMLA , , Jharkhand PAN No.: Permission Case No.-	Yes	Amit Kumar Address:- Parwal, , Bharno, Po-Datiya Ps-Bharno, Datiya, , Gumla, 835324, , Jharkhand, India		EXECUTANTS Age:41			

<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 79Plot Number - 895Volume Number - 38, 41Page Number - 63, 15Holding Number - 0380001031600Z0, 0380001046800Z0</b> <b>Area Of Land :- 10.00 Decimal</b>
<b>Property No.</b>	8
<b>Valuation Details</b>	<b>Value :- Rs.24319365/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 80Plot Number - 891Volume Number - 39Page Number - 64Holding Number - 0380001015500Z0</b> <b>Area Of Land :- 21.00 Decimal</b>
<b>Property No.</b>	9
<b>Valuation Details</b>	<b>Value :- Rs.2316130/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 41Plot Number - 897Volume Number - 43Page Number - 40Holding Number - 0380001016400Z0</b> <b>Area Of Land :- 2.00 Decimal</b>
<b>Property No.</b>	10
<b>Valuation Details</b>	<b>Value :- Rs.2316130/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 41Plot Number - 897Volume Number - 43Page Number - 40Holding Number - 0380001016400Z0</b> <b>Area Of Land :- 2.00 Decimal</b>





Sh./Smt.AMIT KUMAR s/old/olw/o NARAYAN SAHU has presented the document for registration in this office

today dated :- 05-Oct-2023 Day :- Thursday Time :- 14:21:42 PM





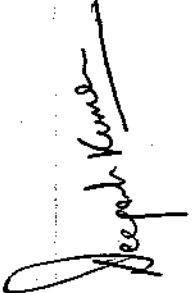





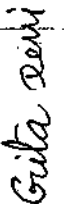
AMIT KUMAR(Individual)





Party Name	Document Type	Document Number
------------	---------------	-----------------

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power	Party Type	Party_Photo	Finger Print	Signature
				Of Attorney				
4	<b>AJAY KUMAR</b> Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Ajay Kumar <b>Address:-</b> , NEAR SHIV MANDIR, , ARGORA , BASTI KATHAL MOD PO- ARGORA PS- ARGORA, ARGORA, , Ranchi, 834002, , Jharkhand, India		<b>EXECUTANTS</b> <b>Age:34</b>			<i>Ajay Kumar</i>
5	<b>SIKANDAR RAM</b> Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand <b>PAN No.:</b> <b>Permission</b> <b>Case No.-</b>	Yes	Sikandar Ram <b>Address:-</b> , , Vill- Pundag Road Argora Basti,Po- Ashok Nagar, Doranda, , Ranchi, 834002, , Jharkhand, India		<b>EXECUTANTS</b> <b>Age:49</b>			<i>Sikandar Ram</i>

## Power

Of  
Attorney

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Party Type	Party_Photo	Finger Print	Signature
6	DEEPAK KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Deepak Kumar Address:- Argora Basti, Kathal More Road, Near Shiv Mandir, Argora, Doranda, , Ranchi, 834002, , Jharkhand, India	EXECUTANTS Age:24			
7	SHYAM KISHORE RAM Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Shyam Kishor Ram Address:- , , Pundag Road, Argora Basti, HARMU, , Ranchi, 834002, , Jharkhand, India	EXECUTANTS Age:57			
8	GITA DEVI Address1 - FLAT NO. B-608, PEARL ORCHID APARTMENT, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Gita Devi Address:- B 608, Kathal More Road, Pearl Orchid Apartment Campus, Argora, Doranda, , Ranchi, 834002, , Jharkhand, India	EXECUTANTS Age:41			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
9	ASHA DEVI Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Asha Devi Address:- , , Argora Basti, ARGORA, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:43			<i>ASHA Asha Devi</i>
10	NIRAJ KUMAR Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Niraj Kumar Address:- , , Kathal More Road, Argora Basti, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:44			<i>Niraj Kumar</i>

Power





Of



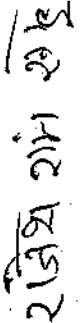




Attorney

Finger



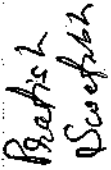
Print

Signature

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
11	<b>ARVIND KISHORE RAM</b> Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Arvind Kishor Ram Address:- , NEAR ARGORA DEVI MANDIR, ARGORA BASTI KATHAL MORE DALADILI ROAD, POST - ARGORA THANA - ARGORA, ARGORA, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:48			<i>Arvind Kishore Ram</i>
12	<b>KULDEEP KUMAR</b> Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Kuldeep Kumar Address:- , NEAR SHIV MANDIR, , ARGORA BASTI KATHAL MORE, ARGORA, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:22			<i>Kuldeep Kumar</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
13	<b>RAJESH RAM SAHU</b> Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Rajesh Ram Sahu Address:- , , , Argora Basti, Pundag Road, ARGORA, , RANCHI, 834002, , Jharkhand, India		EXECUTANTS Age:54			
14	<b>MOTI INFRAHEIGHT PVT LTD THRO ITS DIRECTOR CHANDAN KUMAR</b> Address1 - H. NO. 1862/A, ARGORA BASTI, PUNDAG ROAD, ARGORA, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Chandan Kumar Address:- HOUSE NO- 1862/A, NEAR JAYSHREE GREEN CITY, , ARGORA PUNDAG ROAD, Ranchi, , 834002, , Jharkhand, India		CLAIMANT Age:36			

## Identification:

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

**Witness:**

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

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

Signature of Operator

Seal and Signature of Registering Officer

Above signature &amp; thumb Impression are affixed in my presence.

Above mentioned, ( AMIT KUMAR , RANJAN KUMAR , GITA DEVI , NIRAJ KUMAR , ARVIND KISHORE RAM , SHYAM KISHORE RAM , AJAY KUMAR , ASHA DEVI , DEEPAK KUMAR , RAJESH RAM SAHU , MEENA DEVI , SIKANDAR RAM , KULDEEP 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:- 05-Oct-2023

Seal and Signature of Registering Officer



Token No.: 202300131505

## CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **05-Oct-2023** by **AMIT KUMAR, S/O, D/O, W/O NARAYAN SAHU** resident of **PARWAL, BHARNO, GUMLA, GUMLA**.  
This deed was registered as Document No:- **2023/RAN/8788/BK1/8078** in Book No :- **BK1**, Volume No :- **1086**  
from Page No :- **53** to **266** at, office of **SRO - Ranchi**

Date:- **05-Oct-2023**

Registering Officer



9413

8662



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 952d1ce2fbdad53b20bd

Receipt Date : 28-Oct-2023 10:38:46 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300141469

Office Name : SRO - Ranchi

Document Type : Development Agreement

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

GRN Number : 2319916448



-: For Office Use :-

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

निबंधन पदाधिकारी

28/10/23

Chandan Kumar 28/10/23  
Neelesh Roy 28/10/23  
Ranjana 28/10/23

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

MOTI INFRAHEIGHTS PVT. LTD.

Ranjana Kumar

Director

सम्पत्ति का मूल्य - Development Agreement  
 मुद्रांक - 100/-  
 T.D.S. - 38/10

मार्ग दर्शिका पंजी से मिलान किया  
 जमीन का दर/डी० 1158,065K/cm<sup>2</sup>  
 काका काशन का दर/वर्ग फीट.....  
 पक्का कमान का दर/वर्ग फीट.....  
 प्लैट का दर/वर्ग फीट.....

38/10

G. No. 2/2011/123

प्राप्त परमाणु की भूमि घोषणा  
 एवं खासतौर पर पोल की दूरी  
 के बारे में सविस्तर एवं नाम दर्ज  
 है।

31/10/23



Chandan Kumar  
28/10/23

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT FOR DEVELOPMENT is made and executed at Ranchi on this the 28<sup>th</sup> day October, 2023, A.D.

BETWEEN

(1) CHANDAN KUMAR (DOB-11.07.1987, PAN- ATLPK3850A UID - XXXX XXXX 9859, Mob. - 8051112524) son of Late Moti Ram Sahu, grandson of Late Doman Ram, by Caste - General (Not covered under C.N.T. Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand.

Motiram 28/10/23  
Neelesh Kumar 28/10/23

Wife  
Son  
Middle  
Brother  
Ther

(1)

मैट मजसूबा प्रतिबंधित सूचि से  
 खाता: 8479, लॉट: 880 km  
 को मिलान किया दर्ज नहीं था।

मूअर्जन वन भूमि  
 में दर्ज नहीं है।

TD  
28/10/23

MOTI INFRAHEIGHTS PVT. LTD.

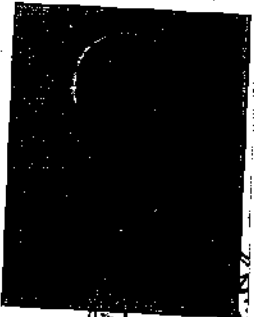
Ranjankumar

Director



*Nayendra*  
28/10/2023

Little	Ring	Middle	Index	Thumb



*Neelu Ram*  
28/10/2023

Little	Ring	Middle	Index	Thumb



*Chandan Kumar*

- (2) **NAYENDRA KUMAR SAHU** (DOB-15.06.1961, PAN-AAUPR7614K, UID - XXXX XXXX 3890, Mob. 8986880234) son of Late Ramdeo Sahu, grandson of Late Chamar Mahto, by Caste - General (not covered under CNT Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi.
- (3) **NEELU RAM** (DOB-16.01.1968, PAN- AAVPR7005F, UID - XXXX XXXX 4340, Mob. 9431941799) son of Late Ramdeo Ram, grandson of Late Chamar Mahto, by Caste - General (not covered under CNT Act 1908), by Faith - Hindu, by Occupation - Business, Resident of Argora Basti, P.S. - Argora, District - Ranchi, State - Jharkhand.

*Nayendra*  
*Neelu Ram*

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;

(2)

MOTI INFRAHEIGHTS PVT. LTD.

*Ranjankumar*

Director

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 **RANJAN KUMAR** (DOB- 12.12.1986, PAN- BDOPK1147G, UID - XXXX XXXX 7820, mob- 9199058104) son of Late Moti Ram Sahu, grandson of Late Doman Ram, 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, Indian Citizen hereinafter called and /or referred to as the "DEVELOPER" which expression shall unless it be repugnant to the context or meaning thereof means and includes its administrators, legal representatives, nominee(s), assignees and /or successors in interest) of the SECOND PART.

WHEREAS the Parties of the First Part are the owner of all the piece and parcel of land bearing Khata no. 84, 79, 113, Plot No. 890, 893, 889, 1048, 970, 898 measuring an area 63.93 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 said KhataNo. 84 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Jitram Mahto son of Dukhiya Mahto by caste Teli in Revisional Survey Record of Right as Kayami.

AND WHEREAS Khatiyani raiyat Jitram Mahto died leaving behind three sons namely (i) Kandru Mahto, (ii) Chuniya Mahto and (iii) Kali Mahto. As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof. Lateron they amicably partitioned the land aforesaid and others and the said land allotted in favour of Kandru Mahto, who came in peaceful possession over his allotted share and enjoyed the same till his lifetime. That the landowner Kandru Mahto died leaving behind two sons namely (i) Ramlal Mahto and (ii) Surajnath Sahu. That the said Surajnath Sahu have two sons namely (i) Birendra Sahu and (ii) Purushottam Sahu. That the said (i) Ramlal Mahto and (ii) Surajnath Sahu amicably partitioned the land aforesaid and others and each of them are in peaceful possession over their allotted share of land.

(3)

MOTI INFRAHEIGHTS PVT. LTD.

*Ranjankumar*

Director

*Chandan Kumar*

*Ranjankumar  
Neecha Rao*

AND WHEREAS the said land owners (i) Suraj Nath Sahu (ii) Birendra Sahu and (iii) Purushottam Sahu jointly sold their share of land area 2.43 decimal of plot no. 890 in favour of (i) Chandan Kumar and (ii) Amit Kumar by virtue of regd. deed of sale being no. 77 dated 11.01.2017 of D.S.R., Ranchi. That after purchased the said land the land owners got their name mutated in the seriasta of state through Argora Anchal, Ranchi vide Mutation Case No. 1457R27/2016-17 and their name is also entered in Register II, Volume No. 30, Page No. 13 and paid rent to the state with their own, name right title and interest.

AND WHEREAS the said land owner Suraj Nath Sahu sold his share of land area 07 Katha of plot no. 890 in favour of Rameshwar Ram Sahu by virtue of regd. deed of sale being no. 12568 dated 17.07.2008 of D.S.R., Ranchi. That the landowner Rameshwar Ram Sahu died leaving behind two sons namely (i) Birendra Prasad Sahu (ii) Jitendra Prasad Sahu and (iii) Narendra Prasad Sahu As such being legal heirs and successors they inherited the land aforesaid and came in peaceful possession thereof. Lateron they amicably partitioned dated 25.08.2014 the land aforesaid and others and the said land area 06 decimal allotted in favour of Jitendra Prasad Sahu who got mutated his name mutated in the seriasta of state through Argora Anchal, Ranchi vide Mutation Case No. 1569R27/2016-17 and paid rent to the state.

AND WHEREAS the said land owner Jitendra Prasad Sahu sold his share of land area 06 decimal of plot no. 890 in favour of Chandan Kumar by virtue of regd. deed of sale being no. 5752 dated 13.08.2019 of D.S.R., Ranchi. That after purchased the said land the land owner got his name mutated in the seriasta of state through Argora Anchal, Ranchi vide Mutation Case No. 999R27/2019-20 and his name is also entered in Register II, Volume No. 35, Page No. 76 and paid taxes thereto with his own, name right title and interest.

AND WHEREAS the said Khata No. 79 of Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi is recorded in the name of Jadu Mahto son of Chamu Mahto, Charka Mahto and Thuthna Mahto son of Jagarnath Mahto, Saburwa Mahto son of Fagu Mahto by caste Teli in R.S. Record of rights as Kayami.

AND WHEREAS the said recoded tenant Saburwa Mahto son of Fagu Mahto died issueless. After the death of Saburwa Mahto, another recorded tenants Jadu Mahto son of Chamu Mahto, Charka Mahto and Thuthna Mahto son of Jagarnath Mahto amicably partitioned the land aforesaid and others and came in peaceful possession of their allotted share.

(4)

MOTI INFRAHEIGHTS PVT. LTD.

*Ranjit Kumar*

Director

*Chandan Kumar*

*Jitendra  
Narendra*

AND WHEREAS the said land and others allotted in share of Jadu Mahto son of Chamu Mahto. That the said Jadu Mahto died leaving behind his only one son namely Doman Ram. That lateron the said Doman Ram also died leaving behind his four sons namely (i) Dwarika Ram Sahu, (ii) Kapil Ram, (iii) Basant Ram Sahu and (iv) Moti Ram Sahu As such being legal heirs and successors they inherited the aforesaid land and others and came in peaceful possession over the same. Lateron they amicably partitioned the land aforesaid and others by virtue of family partition in which land the land owners had been allotted their share of land and came in peaceful possession thereof.

AND WHEREAS the said Moti Ram Sahu died leaving behind his two sons namely (i) Chandan Kumar and (ii) Ranjan Kumar As such being legal heir and successor they inherited the aforesaid land left by their father. Lateron they amicably partitioned the land aforesaid and others by virtue of family partition dated 08.10.2020 in which land of Khata no. 79, Plot No. 893, area 11.125 dec. Plot no. 889 area 06 dec., Plot no. 1048 area 5.25 dec. and Plot no. 970 area 10 dec. and others land allotted in favour of **Chandan Kumar** and Khata no. 79, Plot No. 893, area 11.125 dec. Plot no. 889 area 06 dec., Plot no. 1048 area 5.25 dec. and Plot no. 970 area 10 dec. and others land allotted in favour of Ranjan Kumar.

AND WHEREAS the said land owners (i) **Chandan Kumar** and (ii) Ranjan Kumar 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. **925R27/2020-21** and **926R27/2020-21** and their name is also entered in Register II, Volume No. 38, Page No. 55 and Register II, Volume No. 38, Page No. 56 respectively and paid rent to the state with their own, name right title and interest.

WHEREAS the said Khata no. 113, situated at Village - Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi recoded in the name of Nepal Ahir, Fekuwa Ahir and Bali Ahir by caste Ahir in Revisional Survey Record of Right as Kayami

AND WHEREAS Ramdeo Mahto and Harakhdeo Mahto son of Chamar Mahto purchased the said land by virtue of regd. deed of sale being no. 769 dated 11.02.1941 of D.S.R., Ranchi.

AND WHEREAS the said land owners Ramdeo Mahto and Harakhdeo Mahto partitioned the said land and each of them allotted 36.5 dec. of land and they

(5)

MOTI INFRAHEIGHTS PVT. LTD.

*Ranjan Kumar*

Director

*Chandan Kumar*

*mahto*  
*Neebu Roy*

came in peaceful possession over their allotted share of land. That the said Ramdeo Sahu died leaving behind his three sons (i) Triveni Ram (ii) Nayendra Kumar Sahu and (iii) Nilu Ram. As such being legal heirs and successors they inherited the land aforesaid and each of them have allotted 1/3<sup>rd</sup> share as per law of inheritance and they came in peaceful possession thereof

AND WHEREAS the said land owners (i) Triveni Ram became owner of land of Plot no. 898 area 12.17 dec. (ii) Nayendra Kumar Sahu became owner of land of Plot no. 898 area 12.17 dec. and (iii) Nilu Ram became owner of land of Plot no. 898 area 12.17 dec.

AND WHEREAS the said land owners (i) **Nayendra Kumar Sahu** and (ii) **Nilu Ram** after acquired the said land came in peaceful possession and got mutated their name in the seriasta of state through Town/Argora Anchal, Ranchi vide mutation case no. **199R27/2022-23** and his name is also entered in Register II, Volume No. 42, Page No. 73 and mutation case no. **198R27/2022-23** and his name is also entered in Register II, Volume No. 42, Page No. 71 and paid rent to the state with his own, name right title and interest.

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

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

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

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

(6)

MOTI INFRAHEIGHTS PVT. LTD.

*Ranjit Kumar*  
Director

*Chandan Kumar*

*not in  
Neeley Rora*

new co-operative housing society for the purpose of buying and owning flats and parking space in the said building complex.

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

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

- A.1. OWNERS shall mean the said land owners own the LAND Property and their respective executors, administrators, representatives, heirs, successors in interest.
- A.2. DEVELOPER shall mean the said M/S MOTI INFRAHEIGHTS PVT. LTD. (PAN - AAMCM8963F) a company registered under companies Act 1956 firm having its Office at House No. 1862/A, Argora Basti, (Pundag Road Ranchi), P.O. & P.S. - Argora, District - Ranchi in the State of Jharkhand, represented through its one of the Director RANJAN 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.

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MOTI INFRAHEIGHTS PVT. LTD.

*Ranjankumar*  
Director

*Chandan Kumar*

*Moti Ram Sahu*  
*Neelesh Kumar*

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

*Chandan Kumar*

*Neelika R*

(8)

MOTI INFRAHEIGHTS PVT. LTD.

*Rajankumar*  
Director

- B.1. The owner above named have agreed to appoint the aforesaid developer as the exclusive developer of the scheduled land and the developer hereby accepts from the owner the right to develop the land more fully detailed in the schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter appearing.
- B.2. Immediately after the execution of this indenture, the developer at its own cost shall proceed expeditiously with all preliminaries, works relating to development of land like soil testing, measurement etc. and preparation of the plans, design, drawing etc. of the proposed building/s to be constructed on the said land norms of R.R.D.A / R.M.C. (or as per the maximum FAR permitted by R.R.D.A. / R.M.C. BYE -LAWS). The developer shall also be allowed to put up suitable sign boards and hoardings on the land for advertisement of the project. After getting the plans of the proposed building/s signed by the Developer/owner with other necessary papers, declarations etc. The developer shall submit the same to the Ranchi Regional Development Authority / Ranchi Municipal Corporation or to the competent authority for sanction. The developer shall get the plans sanctioned by the R.R.D.A. / R.M.C. at its own cost. the developer shall leave aside the owner' area to the owner on account of consideration for the value of the aforesaid area of land being the undivided such area to be transferred by the owner to the developer or its nominee/s. The owner shall extend their full co-operation to the developer in this regard.
- B.3. The owner will permit the Developer and its employees, agents, workers and representative to enter upon the land along with the existing structures. The owner hereby gives the Developer possession of the said land and allow the developer to demolish any existing structures, and shall give photocopies of papers showing payment of the land, municipal tax, electric bill, land duly mutated in their name and clearing any outstanding dues of any kind of anybody pertaining to the said land, if any, to the developer immediately on receiving a written notice or verbal request in this regard from the developer, expressing its readiness and willingness to commence the work under this agreement.
- 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

(9)

MOTI INFRAHEIGHTS PVT. LTD.

*Ranjit Kumar*  
Director

*Chandan Kumar*

*manish  
Neelesh Kumar*

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.
- B.6. The owner shall be entitled to get share as per Schedule "B" & "C" in form of Residential Space and parking space out of the total constructed area as per the structural and architectural specifications detailed in Schedule "B" & "C" of this agreement and hence in future the owner will have no claim whatsoever on the area falling in the share of the developer. Likewise the Developer shall be entitled to get constructed area as per Schedule "B" & "C" and hence in future shall have no claim on the area falling in the share of owner.
- B.7. It is further agreed and undertaken by the developer and the owner that both of them shall have full right, title, ownership, interest over their respective area referred to above allotted to them as their respective share out of the total constructed area including all common area. Both of them shall be fully entitled to enjoy their respective area either by themselves individually or collectively or shall be fully entitled to gift, mortgage, lease, rent, sell, transfer, convey, grant, otherwise alienate or transfer their respective interest in any manner deemed fit by them to any person, association of persons, firms, companies, body corporate, co-operative society, government agencies etc. on such terms and conditions as may be decided individually or collectively. Both the parties shall be entitled to realize the sale proceed of their respective share in the constructed area or retain the same for their own use.
- B.8. As the project land is large the entire construction will be planned and should be completed in phases. The construction of each block is to be

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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.
- B.10. The developer shall be free to do all acts, deeds and things, required for development, its completion and thereafter marketing relating thereto at the developers own cost and expenses. The developer shall be entitled to arrange individual loan from the financial institution for its prospective allottees/buyers and the developer can also take project finance for expediting the project. The owner will have to sign all the necessary legal and statutory documents for this purpose without incurring any liability and developer will be solely responsible for liquidation of such loan, if received by it.
- B.11. The developer shall be entitled to develop the aforesaid land by constructing thereon Multi storied building comprising of Residential/commercial utility spaces and car parking space and other tenements in accordance with sanctioned building plans and to allot developer's exclusive area constructed on the scheduled land, layout and location to such person or persons the developer in its discretion thinks fit and to receive and realize the prices in respect of the allotment and sale of such tenements, Residential Spaces and parking space and to appropriate the same and to transfer as and when the said land is developed, or part or parts thereof from time to time to one or even more co-operative society or bodies corporate of the purchaser of tenements for the purpose aforementioned.
- 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

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Neelesh Kumar

or omission against the development in or relating to construction of the said building/s.

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

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

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MOTI INFRAHEIGHTS PVT. LTD.

Raj Kumar

Director

- (x) To enter into any agreement as Seller, in the Developer's own capacity and on his own account, with intending purchaser/purchasers for sale of the Residential/commercial spaces in the Schedule allocated to the Developer and to sign the agreement and register the same on our behalf, in case required.
- (xi) To Sell the said Residential/commercial spaces in the Schedule allocated to the Developer, in the Developer's own capacity and on his own account, except the Owner's dwelling units, to any interested person and to do all formalities for the same as mentioned in the contract.
- B.14. Whenever required by the developer or the owner, both the parties shall join as the confirming parties in any agreement that the developer or owner may enter into with any person or persons who desires / desire to acquire Residential Spaces or portions in the building/s on ownership basis in their respective shares. All amount receivable under such agreement for sale of their respective portion shall be received respectively by them for their own use.
- B.15. The owner shall make or execute in favour of the developer or their nominee/s said as buyers including co-operative housing society or association or person or a body corporate, a proper conveyance, Power of Attorney which shall be registered in the name of the nominee/s of the developer or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and / or their nominees to the aforesaid developed land.
- B.16. The Land owner hereby declares:-
- (a) That the area of the schedule land 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.

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Director

*Chandan Kumar*

*Neel Kumar*

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

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MOTI INFRAHEIGHTS PVT. LTD.

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Director

given out of the area of the owner. The developer shall develop the said land in its own name and at its own cost and shall alone be responsible for the development of the said land.

- B.20. All the outgoings in respect of the aforesaid land relating to construction shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the scheduled land relating to the period prior to such development of land, which shall be the liability of the owner alone.
- B.21. That as the owner shall receive the consideration for the scheduled land in shape of constructed area, agreed between the parties as aforesaid, the owner shall at no time demand any further premium or have any interest in future dealing regarding the sale of developer's share.
- B.22. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.
- B.23. That Pearl the Central Park is big project which consists of several blocks, no. of children parks, Swimming Pool and common facilities so on so forth which needs regular maintenance and surveillance so that residents of the society can enjoy their dwellings and amenities in hassles free manner and live safely there with pride and dignity.
- B.23(a) And for that developer M/S MOTI INFRAHEIGHTS PVT LTD has contemplated to form a corpus/ reserve fund with the contributory support of flat owners, as regular maintenance and surveillance can't work without the contributory support of the purchasers and land owners. Contribution of unsold flats owned by land owners shall be borne by their respective land owners.
- B.23(b) That purchasers and land owners ( owners of unsold units) shall have to pay one time contribution for the development of the said corpus fund as decided by developer for each unit, whereas after a period of time when escalation in the price of raw materials/ services or to meet any type of urgent situation will take place the contributory amount may be enhanced as per need and allottees shall have to pay the enhanced contribution amount.
- B. 23(c) That purchasers of the flats and land owners (for unsold flats of their shares) shall have to pay one time contribution prior to the registration/ possession of the flat.
- B.24 Day to day maintenance and security of such a huge society is a difficult task and it needs continuous monitoring and surveillance and land owners

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have no objection regarding aforesaid terms and conditions which is possible only by specialized service provider agencies hence it is decided unanimously in developer -owners meeting that maintenance part of the society will be hand over to a service provider agency/ agencies for smooth functioning on the part of maintenance and surveillance.

- B.24(a) Developer has been authorized to select a suitable service provider agency/ agencies for that purpose. It is further decided that maintenance of the society will be given to service provider agency on yearly basis with proper due diligence and service provider agency will charge maintenance charge in advance on yearly basis from the flat owners and from the land owners (for unsold flats of their share) and in lieu that the agency / agencies shall be bound to provide hassle free services to the residents of the society
- B 25. The developer will developed the infrastructure of the amenities as per development plan such that club house which consist of all the top class amenities and hand over it to the service provider agency/ agencies for smooth functioning. Membership charge of the club house will be decided by developer + monthly charge as per facility.
- B.25(a) Pearl The Central Park is a huge project that can be developed in phased manner for that the developer has acquired more near by (adjacent) land by way of development agreement with due diligence by the bonafide land owners/ raiyats. It has been decided that first phase of the development plan will be implemented in 11.43 acres of the said land and rest will be developed in different phases. Land owners / raiyats are agreed on that point and they have given their prior consent for the future expansion of the project that mean there is no need take consent of the land owners every time for future expansion. Land owners / raiyats are agreed that they will not create any hindrance in the progress of ongoing and upcoming project.
- B.26. Initially the developer was functioning under the banner of Moti Infrastructure, a duly formed partnership firm and lands from raiyats were acquired on the name of such partnership firm; later on it was decided by the partners of the firm to form a new company on the name and style of Moti Infraheights Pvt. Ltd which has been duly formed. It was also decided by the directors of the company to take over this project with its entire liabilities and assets. Now henceforth Moti Infrastructures is free from all liabilities.

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- B.27 It is agreed that in all transfers of flat area the purchaser shall bear the cost of stamp duty, court fee and other registration charges.
- B.28 Any extra work, deviations and alterations if desired by the land owner from standard specification as scheduled in SCHEDULE "B" & "C" of this indenture, will have to be paid by the owner for their share only on actual basis. All charges / deposits paid by the prospective buyers of developers area to the developer such as charges for electricity connection, generator connection, intercom connection, legal expenses, transformer cost, Lift and/or any other charges.
- B.29. That the land owners will pay the GST & other taxes for their allotted share of Flats/land whichever is fixed by the Government Authority or Society/maintenance authority, before taking possession of flats from developer. That the said term & condition also applied for the prospective purchasers of land owner's share.
- B.30 That the land owners give full consent to the developer for amendment/rectification/alteration/expansion/revision in map of the proposed multistoried building, as well as development of other's land for the said project and to obtain necessary permission from the RMC Ranchi or other authorities as may be necessary and decided by developer. That the land owners give their full consent, N.O.C. for the same in this present development agreement, also the prospective purchasers of land owner's share never raise any objection regarding the same.
- B.31 In case of any difference arising out relating to the land or construction thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or relating to any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be settled by a reference to arbitration of arbitrators to be appointed and nominated by the developer the decision of the arbitrator shall be final and binding on both the parties.
- B.32. The owner agree to sign and execute at the costs of the developer in favour of the Developer the Registered Power of Attorney and / or Letters of Authorisation embodying such powers and authorities as may be required for carrying out the said construction works.
- B.33. The Developer shall, be at liberty to make variation of and form the sanctioned building plans specifications, sections, elevations etc.

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- 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. 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. As the developer deem fit, 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 as the developer deem fit.
- 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.
- 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

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

**ANNEXURE-1 SCHEDULE OF SPECIFICATIONS**

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

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

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MOTI INFRAHEIGHTS PVT. LTD.

*Ranjankumar*  
Director

*Chandran Kumar*  
*Neelika K*

**SCHEDULE "A" LAND REFERRED TO ABOVE**

All that piece and parcel of land measuring **63.93 decimals** situated at **Village-Argora, P.S. - Argora, P.S. No. - 207, District -Ranchi within Ward no. 36 of R.M.C, Ranchi** under the jurisdiction of District Sub Registrar, Sadar, Registry office, Ranchi and bounded as follows and hereinafter referred to as the "Said Land" under:-

KHATA NO.- 84, 79, 113						
Sl. No.	Name of the land owner	Khata No.	Plot No.	Area (in dec)	Holding no.	Mutation no. Vol., Page
1.	Chandan Kumar	84	890	01.22	0380001016400Z0	1457R27/2016-17 V- 30, P- 13
		84	890	06.00	0380009937000A6	999R27/2019-20 V- 35, P- 76
		79	893	11.125	0380001015400Z0	925R27/2020-21 V-38, P-55
		79	889	06.00		
		79	1048	05.25		
		79	970	10.00		
2.	Nayendra Kumar Sahu	113	898	12.17	0380001018900Z0	199R27/2022-23 V-42, P- 73
3.	Neelu Ram	113	898	12.17	0380001031000Z0	198R27/2022-23 V-42, P- 71
			<b>Total</b>	<b>63.93 dec</b>		

*Chandan Kumar*  
*Neelu Ram*

**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.

(20)

MOTI INFRAHEIGHTS PVT. LTD.

*Ranjankumar*  
Director

**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.

**SCHEDULE-C (Developers allocation)**

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

**CERTIFICATE**

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

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

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.

(21)

*Ranjankumar*  
Director

*Chandan Kumar*

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Nishu Korz*

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 Sawabhi.  
S/o - Durga Prasad  
Rondoy, Ranchi-4

Signed & Delivered by

Chandan Kumar  
28/10/23

Manjiv  
28/10/23

Neelam K  
28/10/23

2. नेहमिषा होरी  
पिता - स्व. कमल होरी  
ग्राम - लखौरी  
पो 4 आता - ईश्वरी रोड

MOTI INFRAHEIGHTS PVT. LTD.

Ranjankumar

Director

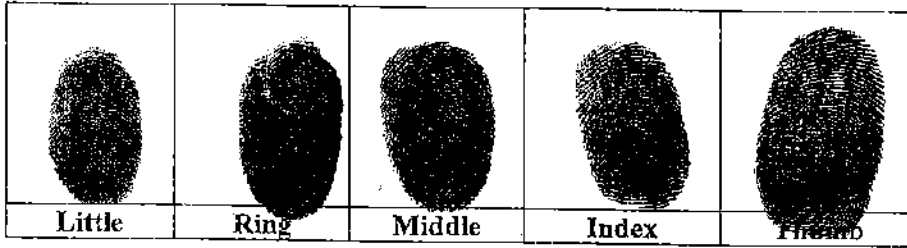
Signed, Sealed & Delivery by for M/S MOTI INFRAHEIGHTS PVT. LTD.



MOTI INFRAHEIGHTS PVT. LTD.

*Ranjan Kumar*  
28/10/2023  
Director

(RANJAN KUMAR) Director



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

Typed by:-  
*28/10/2023*

Drafted by:-  
*28/10/2023*



*Ranjan Kumar*

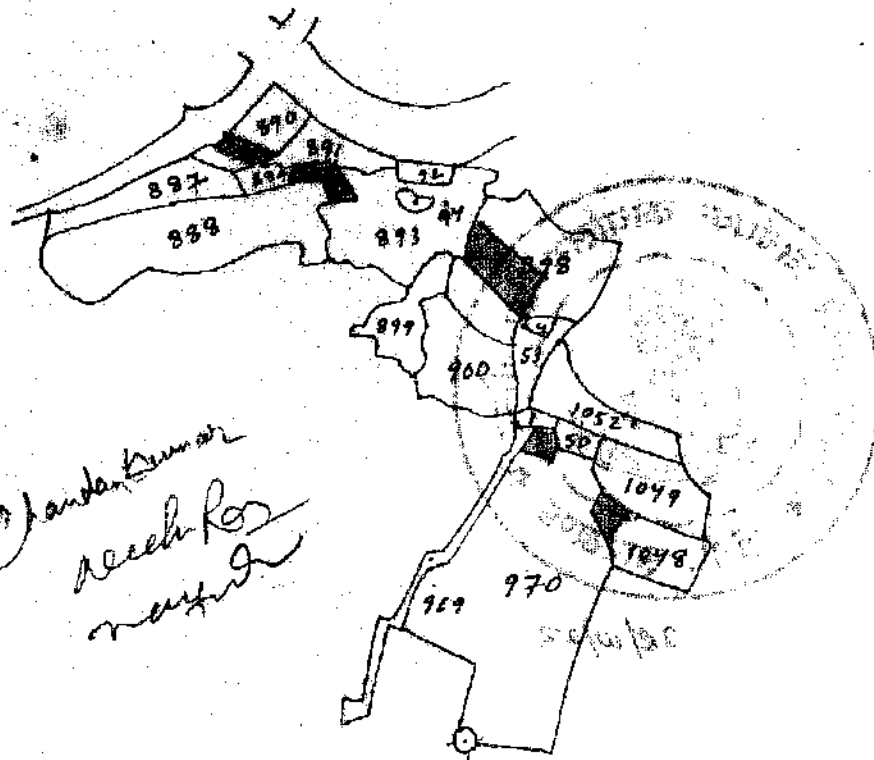
*28/10/2023*  
*Director*

VILLAGE - ARGORA

THANA NO - 207

P.S. ARGORA, DIST. RANCHI

PLOT NO	AREA	
	A	Dec
890	0	7.22
889	0	6.00
893	0	11.125
970	0	10.00
1048	0	5.25
898	0	24.34
TOTAL →		0 - 63.93



*Chandan Kumar*  
*Deekha Kumar*  
*Manoj Kumar*

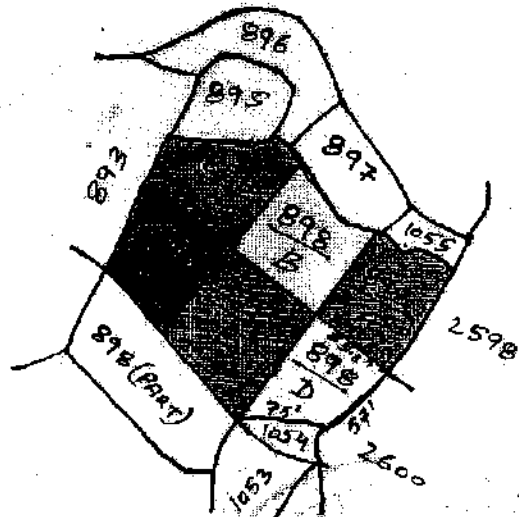
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*Ranjankumar*  
Director

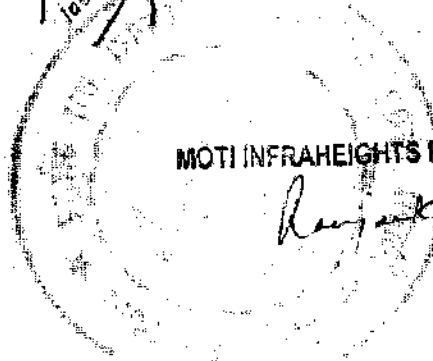


VILLAGE - ARGORA, THANA No- 207  
 THANA - ARGORA, DIST- RANCHI  
 KHATA No. - 113, PLOT NO - 898

SL No	NAME	SUB PLOT No	AREA		COLOUR
			A	D	
1	CHETAN KUMAR	898/A	0	12.17	
2	CHANDRA SEKHAR KUMAR	898/B	0	12.17	
3	KALESHWAR RAM	898/C	0	12.17	
4	TRIVENI RAM	898/D	0	12.17	
5	NAYENDRA KUMAR SAHU	898/E	0	12.17	
6	NEELU RAM	898/F	0	12.17	



*Nayendra*  
 (N.K. Sahu)  
*Neelu Ram*



MOTI INFRAHEIGHTS PVT. LTD.

*Nayendra*  
 Director

1053









झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

बगुना देखें



जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता								
महाराजा प्रताप उदयनाथ साहीदेव				जीतराम महतो, वल्द - दुखिया महतो, , जाति- तेली, निवासी- शाकीन देह								
जिला का राँची नाम		अर्चल का नाम		अरगोडा नाम		हलका का नाम		हल्का-03 मौजा का नाम		अरगोडा खाता रैयती का प्रकार		
खेवट नम्बर 1		खाता नम्बर 84		थाना का नाम		राँची		थाना नम्बर 207				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त		
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)		
84	820	सहन दोन जदु महतो वोगैरह	दोन तीन 3	0 (एकड़) 32 (डिसमील) 0			0	8	0	कायमी		
खाता मे कुल प्लोट संख्या		1		खाता का कुल मिजान		0 (एकड़) 0 (डिसमील) 0		खाता का कुल			0 8 0	

यह एक कंप्यूटर जनित प्रति है

10/28/2023

7:41:20

AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

8

राजस्व एवं भूमि सुधार विभाग



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

अधिकार देल



जमीनदार नाम महाराजा प्रताप उदयनाथ साहीदेव	रेयत का नाम, अभिभावक का नाम, रिश्ता नैपाल अहीर, पेशरान - वीसना अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- शाकीन देह व फेमेवा अहीर, पेशरान - वीसना अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- शाकीन देह व वली अहीर, पेशरान - वीसना अहीर, वहिस्सा बराबर, जाति- अहीर, निवासी- शाकीन देह
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जिला का नाम राँची	अंचल का नाम अरगोडा	हलका का नाम हल्का-03	मौजा का नाम अरगोड़ा	खाता का रेयती प्रकार
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खेवट नम्बर	खाता नम्बर 113	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)	पे (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
113	898	दोन जदु महतो वगैरह दोन नीज	दोन दो 18	1 (एकड़) 7 (डिसमील) 0	वकवजे सुखलाल तेली वल्द गुजरु तेली कोम तेली शाकीन गुरजीरा थाना खुटी वजरीये दसता वेज रजीस्ट्री मोवहींग 531-0-0 पांच सौ एकतीस रुपया तारीख 18-1-1927 इशवी सम्मत 1984 मे 182 साल एक रुपया वात गुजारने मेघार जरापेगी वेआइनी काबील है		22	15	3	कायमी
892		दोन जदु महतो दोन नीज	दोन एक 3	0 (एकड़) 33 (डिसमील) 0			22	15	3	
900		दोन नीज दोन नीज	दोन दो 3	0 (एकड़) 54 (डिसमील) 0			22	15	3	
901		दोन नीज दोन नीज	दोन दो 8	0 (एकड़) 66 (डिसमील) 0			22	15	3	
966		दोन नीज दोन नन्दरु महतो	टाड़ दो 41	1 (एकड़) 41 (डिसमील) 0			22	15	3	

ऑनलाइन जाँच



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

October 28, 2023

पंजी II प्रति

भाग वर्तमान	38	पृष्ठ संख्या	55											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	अरगोड़ा	होस्टिंग संख्या	79	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रेयती					
चन्दन कुमार, पिता-स्व मोती राम साहू, जाति- तैली														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
79	970	0 ऐ 10 डि 0 हे			नामान्तरण मुकदमा संख्या 925/2020 - 2021						100	0		
79	970	0 ऐ 6.375 डि 0 हे												
79	1048	0 ऐ 5.25 डि 0 हे												
79	889	0 ऐ 6 डि 0 हे												
79	893	0 ऐ 11.125 डि 0 हे												
80	2595	0 ऐ 11.875 डि 0 हे												
	कुल परिमाण	0 ऐ 50.625 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	
11-30-2020	0810698394	2020-2021	2020-2021	0	100	0	25	0	50	0	50	0	20	
05-29-2022	0379707145	2021-2022	2022-2023	100	100	25	25	50	50	50	50	20	20	

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 प्राप्ति 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 28, 2023

पंजी II प्रति

भाग वर्तमान	30	पृष्ठ संख्या	13						
जिला का नाम	साँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND
नौजा का नाम	अरगोड़ा	होल्डिंग संख्या	84	तोपी संख्या		धाना नम्बर	207	खाता का प्रकार	रेयती

CHANDAN KUMAR, पिता-LATE MOTIRAM SAHU,  
जन्म- एवं AMIT KUMAR, पिता-NARAYAN  
SAHU, जाति- \_\_\_\_\_

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										लगान	सेस
84	890	0 ऐ 2.43 डि 0 हे	नामान्तरण मुकदमा संख्या 1457/2016 - 2017										24	0
	कुल परिमाण	0 ऐ 2.43 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	
06-11-2017	1497170334	2016-2017	2017-2018	24	24	6	6	12	12	12	12	4.8	4.8	
08-25-2022	0354226012	2018-2019	2022-2023	96	24	24	6	48	12	48	12	19.2	4.8	
2023-08-27 15:05:02	0811379167	2023-2024	2023-2024	0	24	0	6	0	12	0	12	0	4.8	

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 अंवलधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

ऑनलाइन जाँचा



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

October 28, 2023

पंजी II प्रति

भाग वर्तमान	35	पृष्ठ संख्या	76										
जिला का नाम	राँची	अनुसूचित नाम	सदर	अंचल का नाम	अरगोड़ा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोड़ा	होस्टिंग संख्या	84	तौजी संख्या		पाना नम्बर	207	ख़ाता का प्रकार	रेयती				
चन्दन कुमार, पिता-स्व. मोतीराम साहू, जाति- तेली													
ख़ाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार					लगान	सेस			
84	890	0 ऐ 6 डि 0 हे		नामान्तरण मुकदमा संख्या 999/2019 - 2020					40	0			
	कुल परिमाण	0 ऐ 6 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
11-02-2019	0862177903	2019-2020	2019-2020	0	40	0	10	0	20	0	20	0	8
08-28-2022	0991999330	2020-2021	2022-2023	80	40	20	10	40	20	40	20	16	8

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 करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

October 28, 2023

भाग वर्तमान	42	पृष्ठ संख्या	73										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हलका का नाम	हल्का-03	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	अरगोड़ा	होलिंग संख्या	113	तौजी संख्या		थाना नम्बर	207	खाता का प्रकार	रैयती				
NAYENDRA KUMAR SAHU, पिता-LATE RAMDEO SAHU, जाति- तेली													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस		
113	898	0 ऐ 12.17 डि 0 हे			नामान्तरण भूकदमा संख्या 199/2022 - 2023					120	0		
कुल परिमाण		0 ऐ 12.17 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
08-24-2022	0972920303	2022-2023	2022-2023	0	120	0	30	0	60	0	60	0	24

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

Mutation Cases Not Found !!

List Of Case Status Details

नक्शा देखें



BACK

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 प्लॉट नंबर क्लिक करें

8

ऑनलाइन जॉब



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

October 28, 2023

भाग वर्तमान	42	पृष्ठ संख्या	71												
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोड़ा	हत्का का नाम	हत्का-03	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	अरगोड़ा	होस्टिंग संख्या	113	तौजी संख्या		धाना नम्बर	207	खाता का प्रकार	रैयती						
NEELU RAM, पिता-LATE RAMDEO RAM, जाति- तेली															
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					सगान	सेस				
113	898	0 ऐ 12.17 डि 0 हे			नामान्तरण मुकदमा संख्या 198/2022 - 2023					120	0				
		कुल परिमाण			0 ऐ 12.17 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात		
08-24-2022	0229442539	2022-2023	2022-2023	0	120	0	30	0	60	0	60	0	24		

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

Mutation Cases Not Found !!

List Of Case Status Details

अवस्था देखें



BACK

यह एक कम्प्यूटर जनित प्रति

यह पृष्ठ केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करें

अरगोडा | अरगोडा | 207 | NEELU RAM

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
113	898	0 एकड़ 12.17 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	120.00					120.00
गुजारी (भावली)	30.00					30.00
सेस	60.00					60.00
सूद	60.00					60.00
मुतफरकात	60.00					60.00
मीजान	24.00					24.00
	<b>294.00</b>					<b>294.00</b>

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फगजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					120.00	
गुजारी (भावली)					30.00	
सेस					60.00	
सूद					60.00	
मुतफरकात					60.00	
मीजान अदायकारी					24.00	
					<b>294.00</b>	

(१) मीजान कुल (लफ्जों में) : Two Hundred Ninety Four Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 294.00

तारीख अमला तहसील कुनिन्दा : 24-08-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

अरगोडा | अरगोड़ा | 207 | NAYENDRA KUMAR SAHU

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
113	898	0 एकड़ 12.17 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	120.00					120.00
गुजारी (भावली)	30.00					30.00
सेस	60.00					60.00
सूद	60.00					60.00
मुतफरकात	60.00					60.00
मीजान	24.00					24.00
	<b>294.00</b>					<b>294.00</b>

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					120.00	
गुजारी (भावली)					30.00	
सेस					60.00	
सूद					60.00	
मुतफरकात					60.00	
मीजान अदायकारी					24.00	
					<b>294.00</b>	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 294.00

तारीख अमला तहसील कुनिन्दा : 24-08-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

अरगोडा   अरगोडा   207   चन्दन कुमार		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
84	890	0 एकड़ 6 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 (2020-2021)	१ ला वर्ष (2021-2022)	
माल (नकदी)	40.00			40.00	40.00	40.00
गुजारी (भावली)	10.00			10.00	10.00	10.00
सेस	.....			20.00	20.00	20.00
सूद	20.00			20.00	20.00	20.00
मुतफरकात	20.00			20.00	20.00	20.00
मीजान	8.00			8.00	8.00	8.00
	98.00			98.00	98.00	98.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष (2020-2021)	१ ला वर्ष (2021-2022)		
माल (नकदी)			40.00	40.00	40.00	
गुजारी (भावली)			10.00	10.00	10.00	
सेस			20.00	20.00	20.00	
सूद			20.00	20.00	20.00	
मुतफरकात			8.00	8.00	8.00	
मीजान अदायकारी			98.00	98.00	98.00	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 294.00

तारीख अमला तहसील कुनिन्दा : 28-08-2022

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

अरगोडा   अरगोडा   207   CHANDAN KUMAR,AMIT KUMAR		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
84	890	0 एकड़ 2.43 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 (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	24.00					24.00
संस (भावली)	6.00					6.00
सूद	12.00					12.00
मूतफरकात	12.00					12.00
मीजान	4.80					4.80
	<b>58.80</b>					<b>58.80</b>

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतालबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					24.00		
संस (भावली)					6.00		
सूद					12.00		
मूतफरकात					12.00		
मीजान अदायकारी					4.80		
					<b>58.80</b>		

(१) मौजान कुल (तफर्जों में) : Fifty Eight Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 58.80

तारीख अमला तहसील कुनिन्दा : 27-09-2023

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

## HOLDING TAX RECEIPT

Receipt No. : CNT15113897920220954      Date : 2022-09-15  
Ward No : 38  
Department / Section : Revenue Section      New Ward No : 36  
Account Description : Holding Tax & Others      Application No SAF/01/038/08191  
New Holding No : 0380001031000Z0

Received From Mr / Mrs / Miss : Neelu ram S/O Late ramdeo ram  
Address : Argora pundag road ranchi  
A Sum of Rs. : 172.00  
(in words) :

**One Hundred And Seventy Two Rupees Only**

towards : Holding Tax & Others      Vide : CASH

N.B. Online Payment/Cheque/Draft/Bankers Cheque are Subject to Realisation

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR.	FY	
Holding Tax	1	2022-2023	4	2022-2023	170.40
				1% Monthly Penalty	1.28
				<b>Total Amount</b>	<b>172.00</b>
				<b>Round Off Amount</b>	<b>0.68</b>
				<b>Total Paid Amount</b>	<b>172.00</b>



**\*\*This is a computer-generated receipt and it does not require a signature.\*\***



# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : CNT15113897720220951      Date : 2022-09-15  
Ward No : 38  
Department / Section : Revenue Section      New Ward No : 36  
Account Description : Holding Tax & Others      Application No SAF/01/038/08190  
New Holding No : 038000101890020

Received From Mr / Mrs / Miss : **Nayendra kumar sahu S/O Late ramdeo sahu**

Address : **Argora pundag road ranchi**

A Sum of Rs. : **163.00**

(in words) :

**One Hundred And Sixty Three Rupees Only**

towards : **Holding Tax & Others**      Vide : **CASH**

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2022-2023	4	2022-2023	170.40
				1% Monthly Penalty	1.28
				Special Rebate	8.52
				<b>Total Amount</b>	<b>163.00</b>
				Round Off Amount	-0.16
				<b>Total Paid Amount</b>	<b>163.00</b>



\*\*This is a computer-generated receipt and it does not require a signature.\*\*



# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : CNT13113819320220958      Date : 2022-09-13  
Ward No : 38  
Department / Section : Revenue Section      New Ward No : 36  
Account Description : Holding Tax & Others      Application No SAF/01/038/08165  
New Holding No : 038000101540020

Received From Mr / Mrs / Miss : Chandan Kumar S/O Late moti ram sahu

Address : Argora pundag road ranchi

A Sum of Rs. : 3576.00

(in words) :

**Three Thousand Five Hundred And Seventy Six Rupees Only**

towards : Holding Tax & Others      Vide Cheque No :

084525

Dated : 2022-09-13      Drawn on :

SBI

ASHOK NAGAR

Place Of The Bank.

**N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation**

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	3	2020-2021	4	2022-2023	1468.12
Late Assessment Fine(Rule 14.1)					2000.00
1% Monthly Penalty					107.83
<b>Total Amount</b>					<b>3576.00</b>
Round Off Amount					0.95
<b>Total Paid Amount</b>					<b>3576.00</b>



**\*\*This is a computer-generated receipt and it does not require a signature.\*\***



# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : CNT14105154320220510      Date : 2022-05-14  
Ward No : 38  
Department / Section : Revenue Section      New Ward No : 36  
Account Description : Holding Tax & Others      Application No SAF/01/038/07884  
New Holding No : 0380009937000A6

Received From Mr / Mrs / Miss : CHANDAN KUMAR S/O LATE MOTI RAM SAHU  
Address : KHATA NO 84 PLOT NO 890 ARGORA RANCHI  
A Sum of Rs. : 167.00

(in words) :

**One Hundred And Sixty Seven Rupees Only**

towards : Holding Tax & Others      Vide : CASH

**N.B. Online Payment/Cheque/Draft/Bankers Cheque are Subject to Realisation**

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2022-2023	4	2022-2023	175.32
Rebate From Jsk/Online Payment					8.77
<b>Total Amount</b>					<b>167.00</b>
Round Off Amount					0.55
<b>Total Paid Amount</b>					<b>167.00</b>



**\*\*This is a computer-generated receipt and it does not require a signature.\*\***



# RANCHI MUNICIPAL CORPORATION

## HOLDING TAX RECEIPT

Receipt No. : CNT03113485120220942      Date : 2022-09-03  
Ward No : 38  
Department / Section : Revenue Section      New Ward No : 36  
Account Description : Holding Tax & Others      Application No SAF/01/038/08086  
New Holding No : 0380001016400Z0

Received From Mr / Mrs / Miss : Chandan kumar S/O Late moti ram sahu, Amit kumar  
S/O Narayan sahu

Address : Argora pundag road ranchi

A Sum of Rs. : 3663.00

(in words) :

Three Thousand Six Hundred And Sixty Three Rupees Only

towards : Holding Tax & Others      Vide : CASH

N.B. Online Payment/Cheque/Draft/Bankers Cheque are Subject to Realisation

### HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	4	2016-2017	4	2022-2023	1328.65
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	341.76
				Rebate From Jsk/Online Payment	7.38
				<b>Total Amount</b>	<b>3663.00</b>
				Round Off Amount	-0.03
				<b>Total Paid Amount</b>	<b>3663.00</b>



\*\*This is a computer-generated receipt and It does not require a signature.\*\*



## 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 JHARKHAAND, 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.:  
**890,970,893,889,1048,891,894,895,888,904,905,907,908,906,899,900,901,966,898,1053,1054,1047,958,902,9**  
**03,965,962,910,909,957,897,1055** 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

Argora

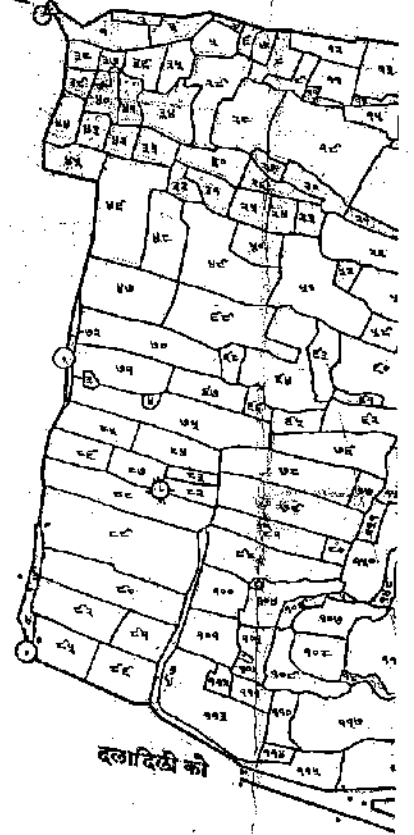
नाममौजा अरगोड़ा सी.डन.नम्बर १

नाम खाना राँची

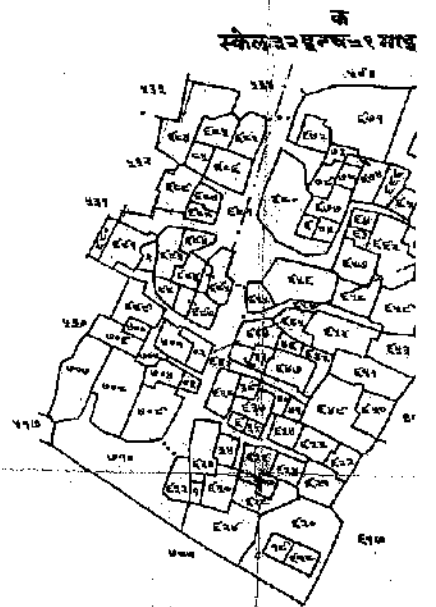
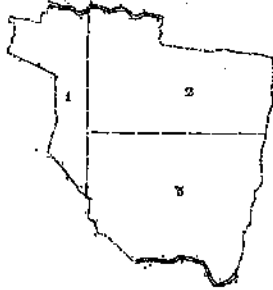
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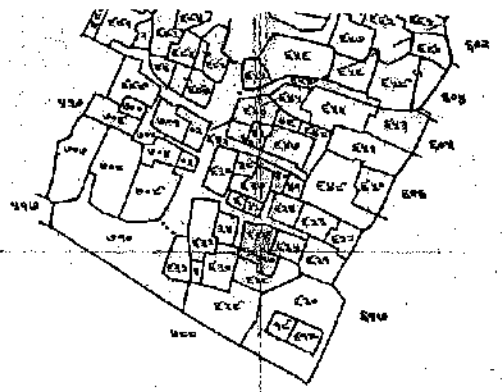
ज़िला राँची

खेत एक माहल बरामर १६ इंच  
सन् १९३२ - ३३ इस्वी



Index to sheets.

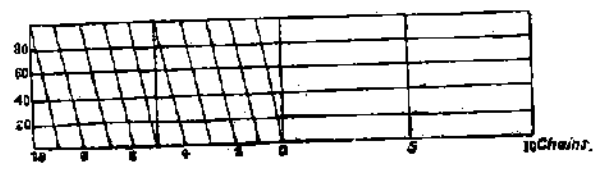


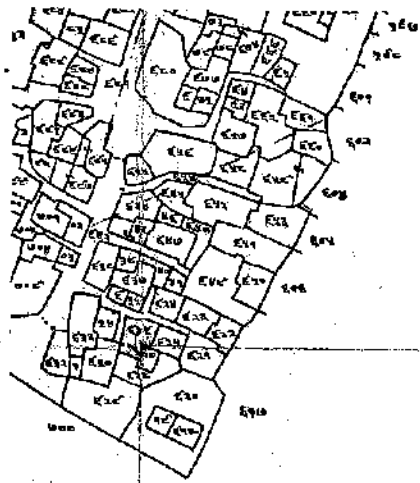


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1000 5000

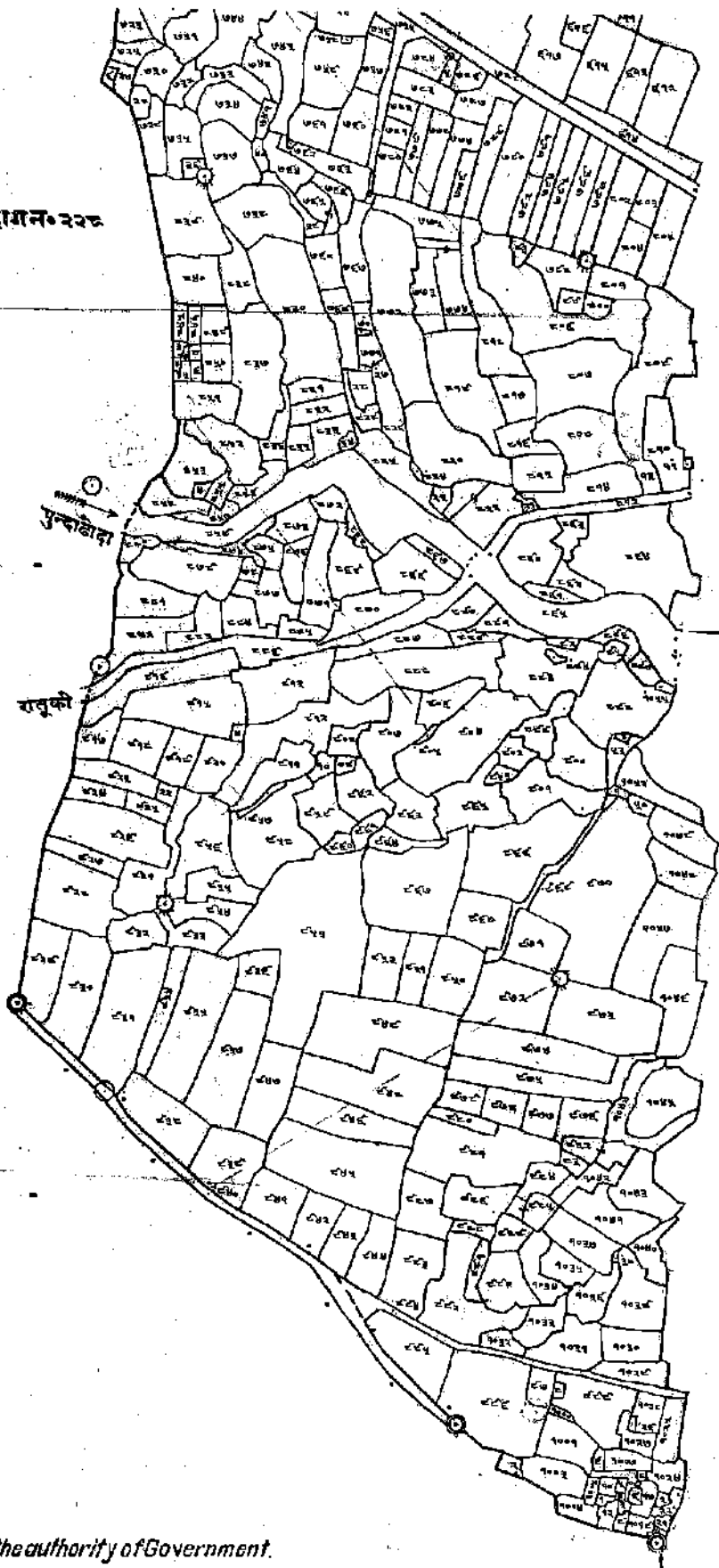
Made on

Scale 1/6 Inches = 1 Mile.





पुन्दागिन २२८



मिलान कीट नम्बर ३

Made and published under the authority of Government.

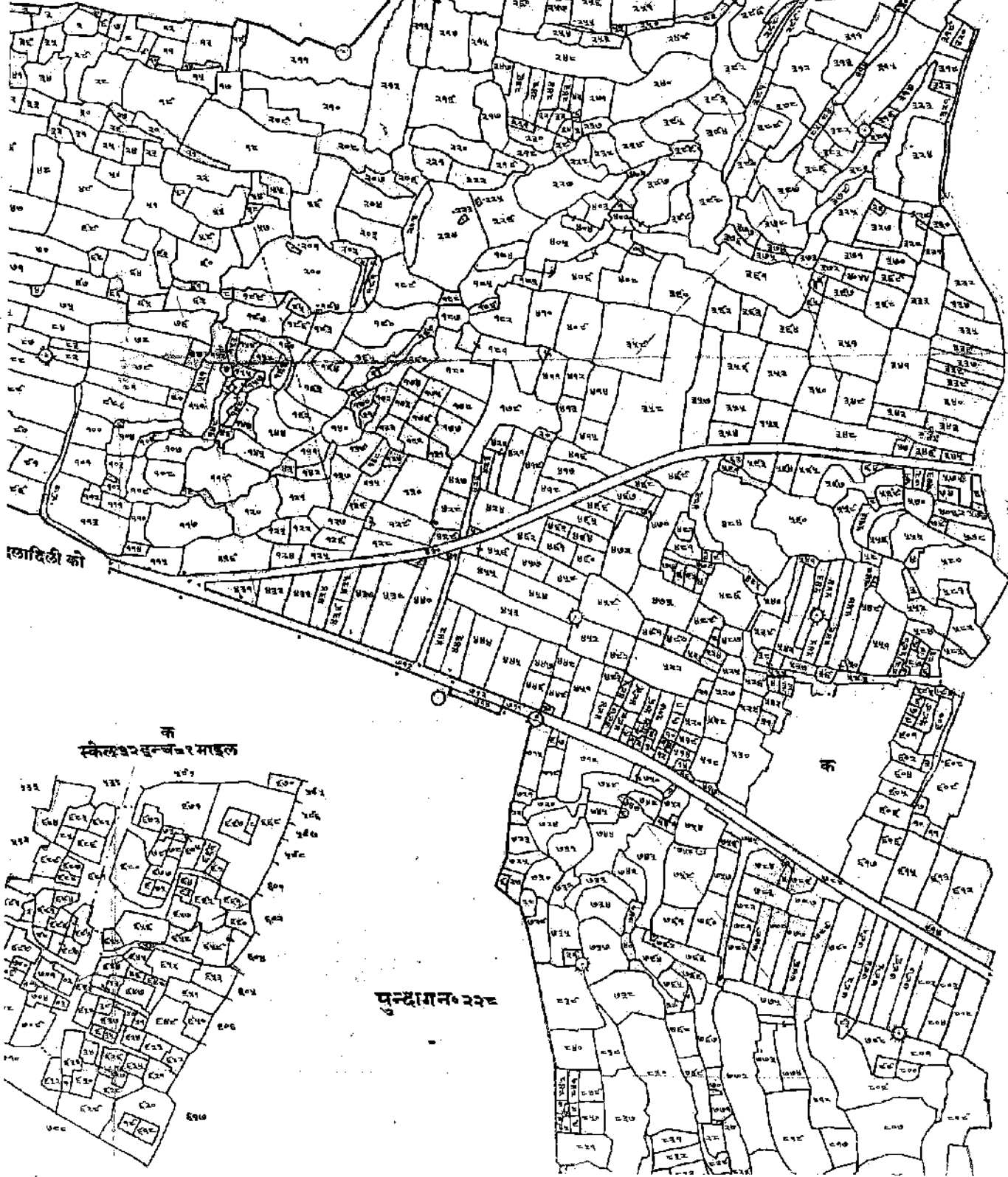
*[Handwritten Signature]*

Superintendent of Survey.

हावन नदी

हेतल न०२०३

वजरा न०१५०



खादिली को

क  
स्केल १:२००० माइल

मुन्दागन न०२२८

मिस्त्र श्री रामचंद्र

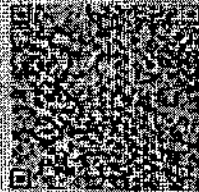


भारत सरकार

Government of India

आधार - आम आदमी का अधिकार

आधार कार्ड  
आधार नंबर  
आधार कार्ड  
आधार नंबर  
आधार कार्ड  
आधार नंबर  
आधार कार्ड  
आधार नंबर



आपका आधार क्रमांक / Your Aadhaar No.

9287 4923 4340

आधार - आम आदमी का अधिकार

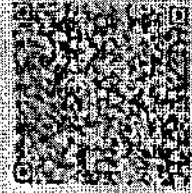


भारत सरकार

GOVERNMENT OF INDIA



आधार नंबर  
आधार नंबर  
आधार नंबर  
आधार नंबर



9287 4923 4340

आधार - आम आदमी का अधिकार

स्थायी आयकर खाता

PERMANENT ACCOUNT NUMBER

AAVPR7005F



नाम (NAME)

NEELU RAM

पिता का नाम (FATHER'S NAME)

RAMDEO RAM

जन्म तिथि (DATE OF BIRTH)

15-01-1968

करदाता का हस्ताक्षर (SIGNATURE)

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI



~~सर्वोच्च न्यायालय~~



नयेन्द्र कुमार साहु  
Nayendra Kumar Sahu  
जन्म तिथि / DOB: 15/06/1961  
पुल्ल / MALE



9401 4449 3890

मेरा आधार, मेरी पहचान



~~सर्वोच्च न्यायालय~~ पहचान प्राधिकरण  
भारत INDIA

Generation Date: 15/12/2017

पता:  
S/O स्व. रामदेव साहु, सी - ८८, सेल  
सैटेलाइट कॉलोनी, धुर्वा, रांची,  
झारखण्ड - 834004  
Address:  
S/O Late Ramdeo Sahu, C - 88, Sail Satellite  
Colony, Dhurwa, Ranchi, Jharkhand - 834004



1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1047,  
Bengaluru-560 047

*Signature*

भारतीय रिजर्व

भारत सरकार

भारतीय रिजर्व

भारत सरकार

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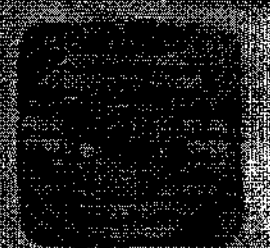
भारतीय रिजर्व

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भारतीय रिजर्व



भारत सरकार

Unique Identification Authority of India

सामंजन क्रम / Enrollment No 1093/51039/02548

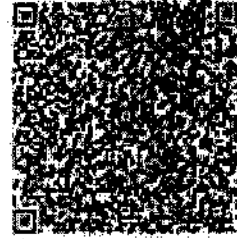
14/10/2011

To,  
रंजन कुमार  
Ranjan Kumar  
S/O Late Moli Ram Sahu  
House No - 1852/A  
Near Jay Shree Green City Argora, Pundag Road  
ARGORA  
Ranchi  
Jharkhand 834002  
9199058104

Ref: 94 / 17C / 185639 / 187530 / P



UE196015157IN



आपका आधार क्रमांक / Your Aadhaar No. :

**3922 0868 7820**

**आधार — आम आदमी का अधिकार**



भारत सरकार

GOVERNMENT OF INDIA



रंजन कुमार  
Ranjan Kumar  
जनम वर्ष / Year of Birth : 1986  
पुरुष / Male



**3922 0868 7820**

**आधार — आम आदमी का अधिकार**

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT OF INDIA



RANJAN KUMAR

NOTI RAM SAHU

12/12/1986

Formant Account Number

BDORISIM7G

*[Signature]*  
Stamping





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	होलिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

28/10/23  
जाँच लिपिक का हस्ताक्षर  
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर  
तिथि सहित

0/2017



## Pre Registration Docket

Date :- 28-10-2023 01:06 pm

Office Name :- SRO - Ranchi  
Token No:- 202300141469

Appointment :- 28-Oct-2023 Time:- 12:0

Article	Development Agreement
Pre Registration Date	26-Oct-2023
No. Of Pages	61
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 71,841.

Property Id: 1092137

Valuation No. : 1483664 / 2023 :- 2023-2024 Date : 28-October-2023 12:58:PM

State: Jharkhand	District: Ranchi	Tahsil: Argora
Land type: Urban	Corporation: Ranchi Municipal Corporation/Argora	Village/City: Argora
Argora Ward No: 36	Village Code: 207	Main Road
Khata Number: 34		
Plot Number: 890		
Volume Number: 35		
Page Number: 76		
Holdin Number: 038000999/001/16		

Property Rates

Commercial Land (Y)

₹ 1158065/- Decimal

Valuation Rule : Commercial land

Property Details

Land area

6 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
	Open Land Valuation	1.26% of 1158065/- = 1451390	1451390/-

Note : Final Valuation is Rounded to Next 100/-

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> 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 : 6.00 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	6948390
Transaction Amount	74041200

Property Id: **1092140**

<b>Valuation No. : 1481616 / 2023</b>	<b>:- 2023-2024</b>	<b>Date : 26-October-2023 10:03:AM</b>	
State: Jharkhand	District: Ranchi	Taluk: Argora	
Land Type: Residential	Corporation: Ranchi Municipal Corporation, Argora	Village/City: Argora	
Argora Ward No: 36	Village Code: 207	Main Road	
Khata Number: 79			
Plot Number: 89			
Volume Number: 36			
Page Number: 55			
Holding Number: 038000101540070			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
6.000000 Decimal			
<b>Valuation Rule : Commercial land</b>			
<b>Property Details</b>			
Land Area:		6.00 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open and valuation:	11.125 * 1158065 = 12883473.125	12883473.125
<b>Note : Final Valuation is Rounded to Next 100/-</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> 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 : 11.13 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	12883473.125
Transaction Amount	-



Argora Ward No 36 Village Code 207 - Main Road			
Khata Number - 79			
Plot Number - 1048			
Volume Number - 38			
Page Number - 55			
Holding Number - 038000101540020			
<b>Property Rates</b>			
<b>Commercial Land (Y)</b>			
₹ 1158065/- Decimal			
Valuation Rule : Commercial land			
<b>Property Details</b>			
Land area : 5.25 Decimal			
<b>Calculation Detail</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	5.25 x 1158065 = 6079841.25	6079841.25
<b>Note : Final Valuation is Rounded to Next 100/-</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 5.25 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	6079841.25
Transaction Amount	-

Property Id: 1092146

Valuation No. : 1481624 / 2023	:- 2023-2024	Date : 26-October-2023 10:08:AM
State : Jharkhand	District : Ranchi	Tahsil : Argora
Land Type : Urban	Corporation : Ranchi Municipal Corporation	Village/City : Argora
Argora Ward No 36 Village Code 207 - Main Road		
Khata Number - 79		
Plot Number - 970		
Volume Number - 38		
Page Number - 55		
Holding Number - 038000101540020		
<b>Property Rates</b>		

<b>Commercial Land (Y)</b>			
1158065/- Decimal			
<b>Valuation Rule : Commercial land</b>			
<b>Property Details</b>			
1	Land area	10 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	10 * 1158065 = 11580650	11580650
<b>Note : Final Valuation is Rounded to Next 100/-</b>			

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

Property Id: 1092147

<b>Valuation No. : 1481625 / 2023</b>	<b>:- 2023-2024</b>	<b>Date : 26-October-2023 10:10:AM</b>
State : Inakand	District : Ranchi	Pin Code : Argora
Land Type : Urban	Corporation / Ranch / Municipal Corporation : Argora	Village / City : Argora
Argora Ward No 36 Village Code 207 Main Road		
Khata Number : 119		
Plot Number : 898		
Volume Number : 42		
Page Number : 79 / 78		
Holding Number : 03E0001014890070, 03E000103100070		
<b>Property Rates</b>		
<b>Commercial Land (Y)</b>		
1158065/- Decimal		
<b>Valuation Rule : Commercial land</b>		
<b>Property Details</b>		
1	Land area	24.34 Decimal
<b>Calculation Details</b>		

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	$24.34 \times 1158065 = 28187302.1$	28187302.1

Note : Final Valuation is Rounded to Next 100/-

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO. 2600, 2602, 2603 & 2607, West: PLOT NO. 912, 913, 956 & 953, South: PLOT NO. 967, 968, 971 & 973, North: ARGORA PUNDAG ROAD
Area	Land area : 24.34 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	28187302.1
Transaction Amount	-

Property Id: 1092148

Valuation No. : 1483662 / 2023      :- 2023-2024      Date : 28-October-2023 12:55:PM

State: Karnataka	District: Ranchi	Taluk: Argora
Land type: Urban	Corporation: Ranchi Municipal Corporation / Argora	Village: City / Argora
Argora - Weir No. 86 Village Code: 207	Main Road	
Khata Number: 84		
Plot Number: 896		
Volume Number: 30		
Page Number: 13		
Holding Number: 058800109670070		

Property Rates

**Commercial Land (Y)**

1158065/Decimal

Valuation Rule : Commercial land

Property Details

Land area	24.34 Decimal
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Calculation details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	$1.22 \times 1158065 = 1412839.3$	1412839.3

Note : Final Valuation is Rounded to Next 100/-

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> 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 : 1.22 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	1412839.3
Transaction Amount	-

CLAIMANT	<b>-Ms. MOTI INFRAHEIGHTS PVT LTD THRO ITS DIRECTOR RANJAN KUMAR, ,Father/Husband Name LATE MOTI RAM SAHU , PAN No.- Date Of Birth-12-Dec-1986,Permission Case No.- , Aadhaar No. *****7820, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002</b>
EXECUTANTS	<b>-Mr. NAYENDRA KUMAR SAHU, ,Father/Husband Name LATE RAMDEO SAHU , PAN No.- Date Of Birth-15-Jun-1961,Permission Case No.- , Aadhaar No. *****3890, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002</b>
	<b>-Mr. 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 - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002</b>
	<b>-Mr. NEELU RAM, ,Father/Husband Name LATE RAMDEO RAM , PAN No.- Date Of Birth-16-Jan-1968,Permission Case No.- , Aadhaar No. *****4340, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - ARGORA BASTI, ARGORA, RANCHI, Pin Code-834002</b>

Witness Information	<b>Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD</b>
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Identifier Details	<b>Mr. PRATISH SWETABH , Address - BAULI TOLA SAHU CHOWK, PUNDAG, RANCHI-, Father/Husband Name-DURGA PRASAD</b>
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<b>Fee Rule Development Agreement</b>	
Stamp Duty	4

SP	1,830
Total	1,830

Fee Rule Development / Agreement		
1	A	1781030
2	LL	
3	RE	
Total		

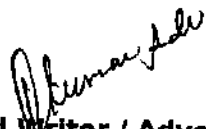
**Sr.No. Exemption Detail Amount**

Exemption for Low Income Group

1	A1	1781030
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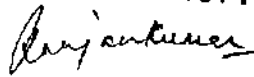
All the entries made, have been verified by me and are found same as the entries of the document presented.

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



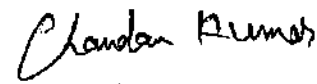
Deed Writer / Advocate

MOTI INFRAHEIGHTS PVT. LTD.

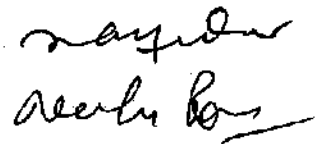


Vendee / Claimant

Director



Vendor / Executant





## Document Registration Summary 1

Date :-28-Oct-2023

- Government/Market Value: ₹74041200/-
- Transaction Amount: ₹74041200 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 923600

Receipt Date : 28-10-2023

Presenter Name: - Chandan Kumar

On Date 28-10-2023 Presented at SRO - Ranchi  
Signature of Presenter

*Chandan Kumar*  
SRO - Ranchi

PR	₹3
SP	₹1830
LL	₹11
A1	₹70000
Stamp Duty	₹100

Total

₹71944

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	MotiInfraheightsPvtLtdThroltsDirectorRanjanKumar	GRN Number : 2319916448 DEPT Transaction Id : 952d1ce2fbdad53b20bd Transaction Type :	100
PR	3	3	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorRanjanKumar	GRN Number : 2319916809 DEPT Transaction Id : 97c9db88194fe1735100 Transaction Type :	3
SP	1830	1830	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorRanjanKumar	GRN Number : 2319916809 DEPT Transaction Id : 97c9db88194fe1735100 Transaction Type :	1830
A1	70000	70000	0	GRAS	MotiInfraheightsPvtLtdThroltsDirectorRanjanKumar	GRN Number : 2319916809 DEPT Transaction Id : 97c9db88194fe1735100 Transaction Type :	70000

LL	8	11	-3	GRAS	MotiInfraheightsPvtLtdThroitsDirectorRanjanKumar	GRN Number : 2319916809 DEPT Transaction Id : 97c9db88194fe1735100 Transaction Type :	11
Sub Total	71845	71944	-99				

Article : Development Agreement Number of Pages : 122

Exemption Fee Rule	Fee Exemption
Exemption for Low Income Group	1781030 /-

*M/c*  
Signature of Operator

*[Signature]*  
Signature of Head Clerk

*[Signature]*  
Signature of Registering Officer




**OFFICE OF THE SUB REGISTRAR**
**Office Name :- SRO - Ranchi**
**District Name :- Ranchi**
**State Name :- Jharkhand**
**Deed Endorsement**
**Token No :- 202300141469**

<b>Deed Type</b>	Development Agreement
<b>Number of Pages</b>	122
<b>Fee Details</b>	Stamp Duty :- Rs. 4, PR :- Rs. 3, SP :- Rs. 1830, A1 :- Rs. 70000, LL :- Rs. 8,
<b>Property No.</b>	1
<b>Valuation Details</b>	Value :- Rs.6948390/- ,Transaction Amount :- Rs.74041200/-
<b>Property Details</b>	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 - 84Plot Number - 890Volume Number - 35Page Number - 76Holding Number - 0380009937000A6 Area Of Land :- 6.00 Decimal
<b>Property No.</b>	2
<b>Valuation Details</b>	Value :- Rs.12883473/- ,Transaction Amount :- Rs.0/-
<b>Property Details</b>	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 - 79Plot Number - 893Volume Number - 38Page Number - 55Holding Number - 0380001015400Z0 Area Of Land :- 11.13 Decimal
<b>Property No.</b>	3
<b>Valuation Details</b>	Value :- Rs.6948390/- ,Transaction Amount :- Rs.0/-
<b>Property Details</b>	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 - 79Plot Number - 889Volume Number - 38Page Number - 55Holding Number - 0380001015400Z0 Area Of Land :- 6.00 Decimal

<b>Property No.</b>	4
<b>Valuation Details</b>	<b>Value :- Rs.6079841/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 79Plot Number - 1048Volume Number - 38Page Number - 55Holding Number - 0380001015400Z0</b> <b>Area Of Land :- 5.25 Decimal</b>
<b>Property No.</b>	5
<b>Valuation Details</b>	<b>Value :- Rs.11580650/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 79Plot Number - 970Volume Number - 38Page Number - 55Holding Number - 0380001015400Z0</b> <b>Area Of Land :- 10.00 Decimal</b>
<b>Property No.</b>	6
<b>Valuation Details</b>	<b>Value :- Rs.28187302/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 113Plot Number - 898Volume Number - 42Page Number - 71, 73Holding Number - 0380001018900Z0, 0380001031000Z0</b> <b>Area Of Land :- 24.34 Decimal</b>
<b>Property No.</b>	7
<b>Valuation Details</b>	<b>Value :- Rs.1412839/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Ward No 36 Village Code 207</b> <b>Property Boundaries :- East: PLOT NO. 2600, 2602, 2603 &amp; 2607, West: PLOT NO. 912, 913, 956 &amp; 953, South: PLOT NO. 967, 968, 971 &amp; 973, North: ARGORA PUNDAG ROAD</b> <b>Khata Number - 84Plot Number - 890Volume Number - 30Page Number - 13Holding Number - 0380001016400Z0</b> <b>Area Of Land :- 1.22 Decimal</b>



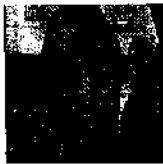

Sh./Smt. **CHANDAN KUMAR** s/o/d/o/w/o **LATE MOTI RAM SAHU** has presented the document for registration in this office



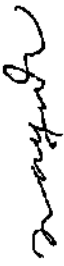



today dated :- **28-Oct-2023** Day :- **Saturday** Time :- **13:19:58 PM**





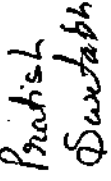
CHANDAN KUMAR(Individual)

Party Name	Document Type	Document Number
CHANDAN KUMAR	PAN/UID	361086469859

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>CHANDAN KUMAR</b> Address1 - ARGORA BASTI, 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		EXECUTANTS Age:36			<i>Chandan Kumar</i>
2	<b>NEELU RAM</b> Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Neelu Ram Address:- , , Argora Harmu Bye Pass Road, Puran Vihar, Argora, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:55			<i>Neelu Ram</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	<b>NAYENDRA KUMAR SAHU</b> Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	Yes	Nayendra Kumar Sahu Address:- C - 88, , , Sail Satellite Colony, Dhurwa, , Ranchi, 834004, , Jharkhand, India		EXECUTANTS Age:62			
4	<b>MOTI INFRAHEIGHTS PVT LTD THRO ITS DIRECTOR RANJAN KUMAR</b> Address1 - ARGORA BASTI, ARGORA, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	Yes	Ranjan Kumar Address:- House No - 1862/A, Near Jay Shree Green City, , Argora, Pundag Road, ARGORA, , Ranchi, 834002, , Jharkhand, India		CLAIMANT Age:36			

## Identification:

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

## Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	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, ( CHANDAN KUMAR , NAYENDRA KUMAR SAHU , NEELU RAM), 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, PUNDAG, RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 28-Oct-2023

Seal and Signature of Registering Officer



Token No.: 202300141469

## CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **28-Oct-2023** by **CHANDAN KUMAR, S/O, D/O, W/O LATE MOTI RAM SAHU** resident of ARGORA BASTI, ARGORA, RANCHI, RANCHI.

This deed was registered as Document No:- **2023/RAN/9413/BK1/8662** in Book No :- **BK1**, Volume No :- **1160** from Page No :- **249** to **370** at, office of **SRO - Ranchi**

Date:- **28-Oct-2023**

  
Registering Officer

