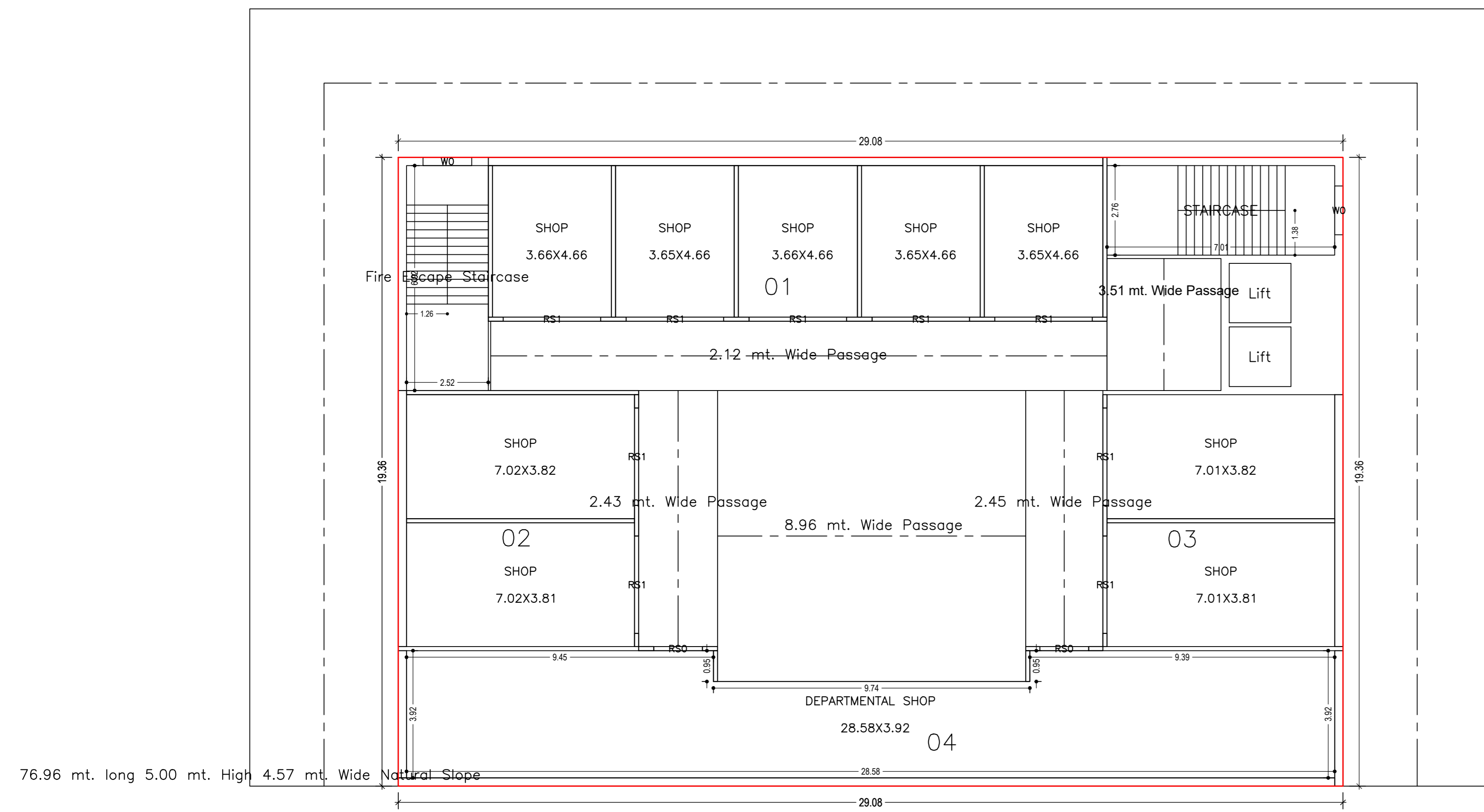


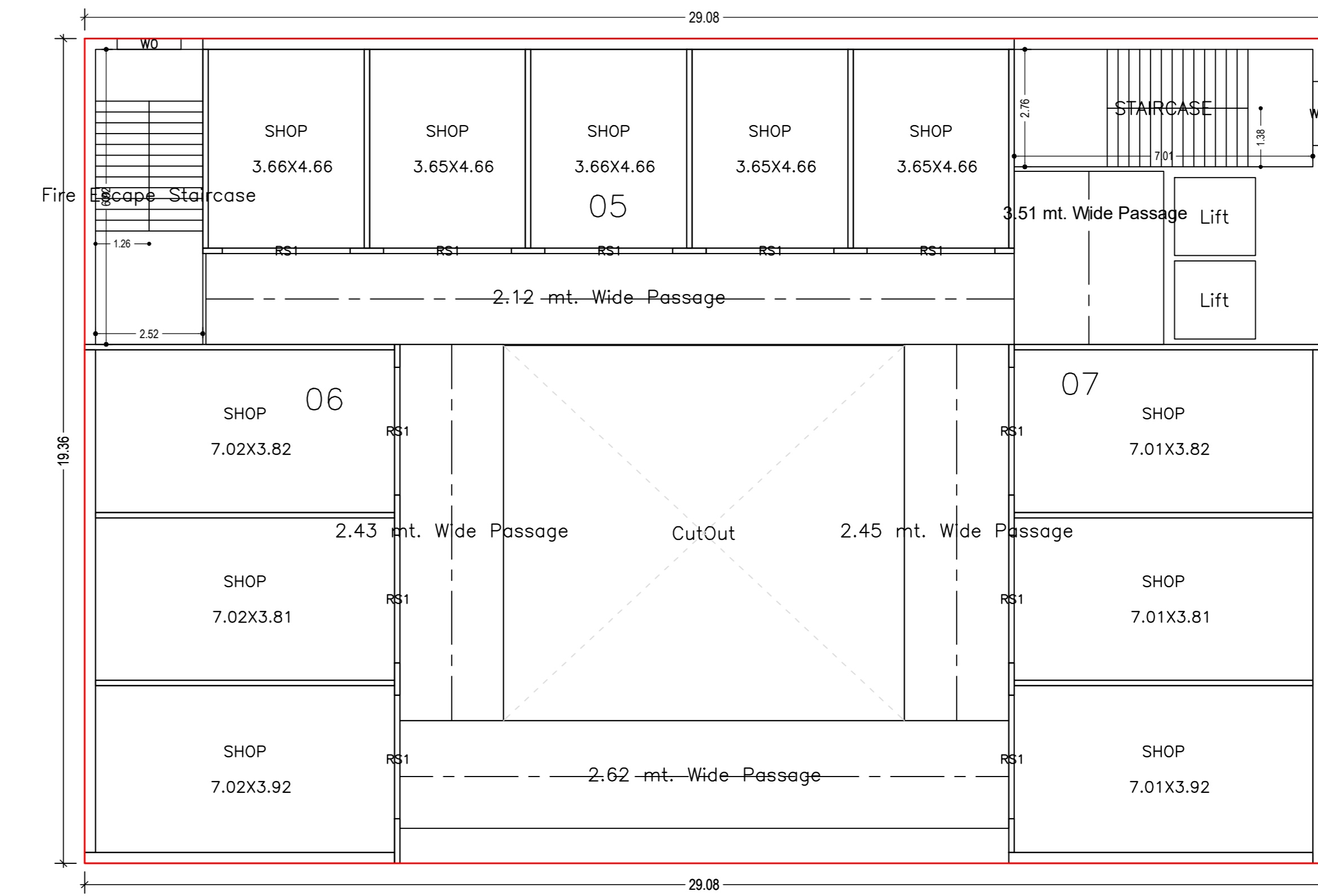
Proposal Basic Information	
Proposal File No.	RMC/EP/0086/14/3/2020
Owner Name	ANIL KUMAR JHA, VIJETA VERMA
Khata No.	263
Plot No.	2158
Village Name	ARGODA
Use	Commercial
SubUse	Shop and Office

(SCALE 1:100)

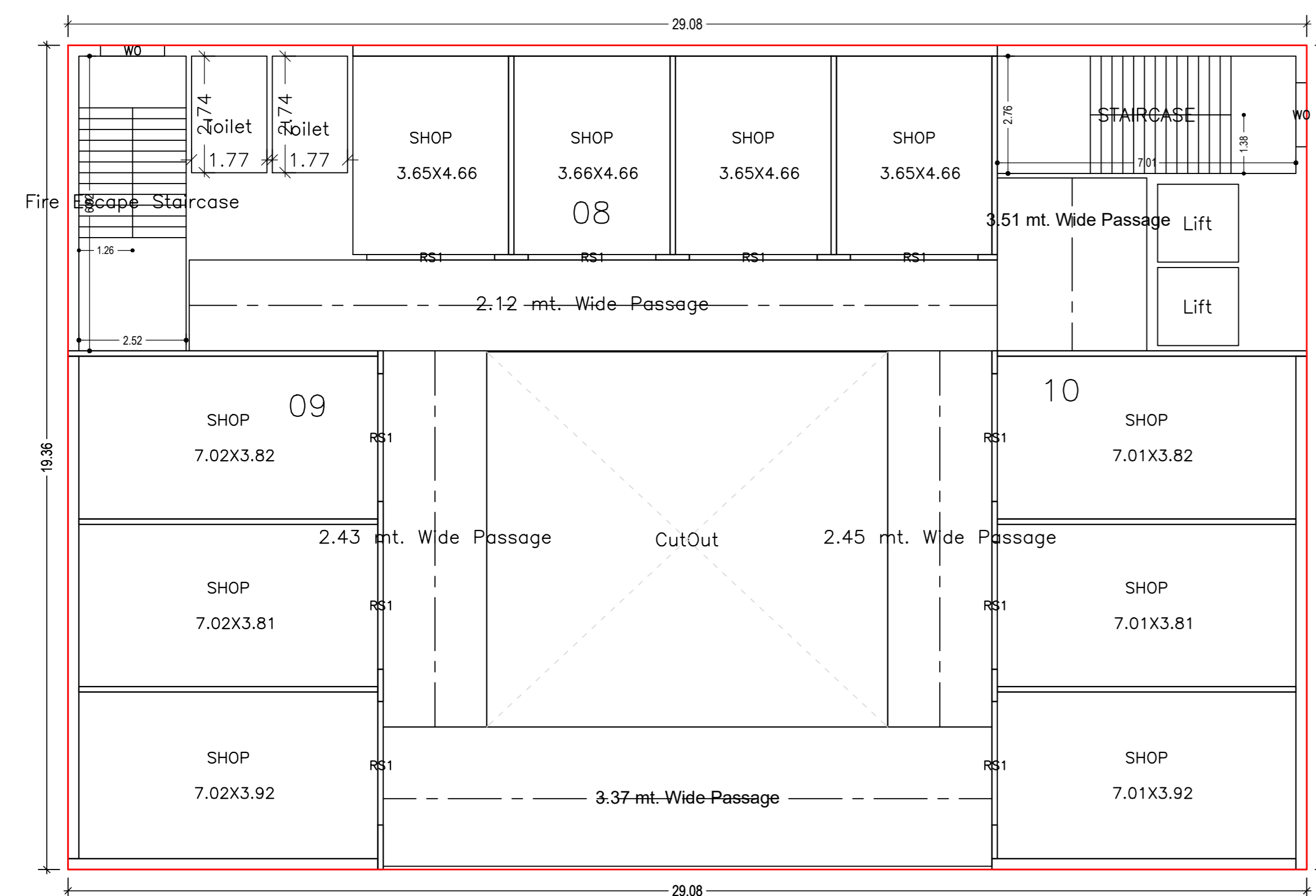
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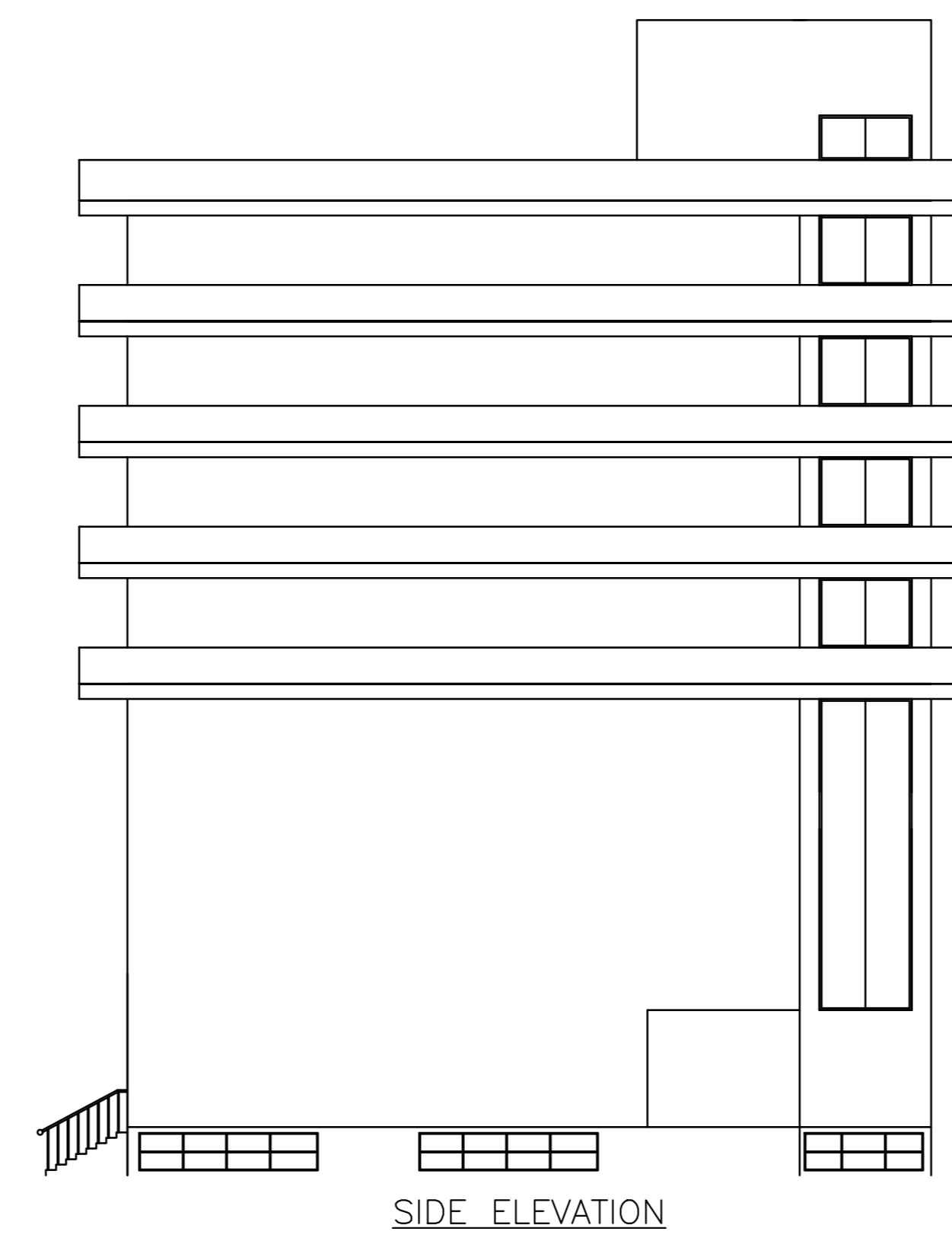
LOWER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



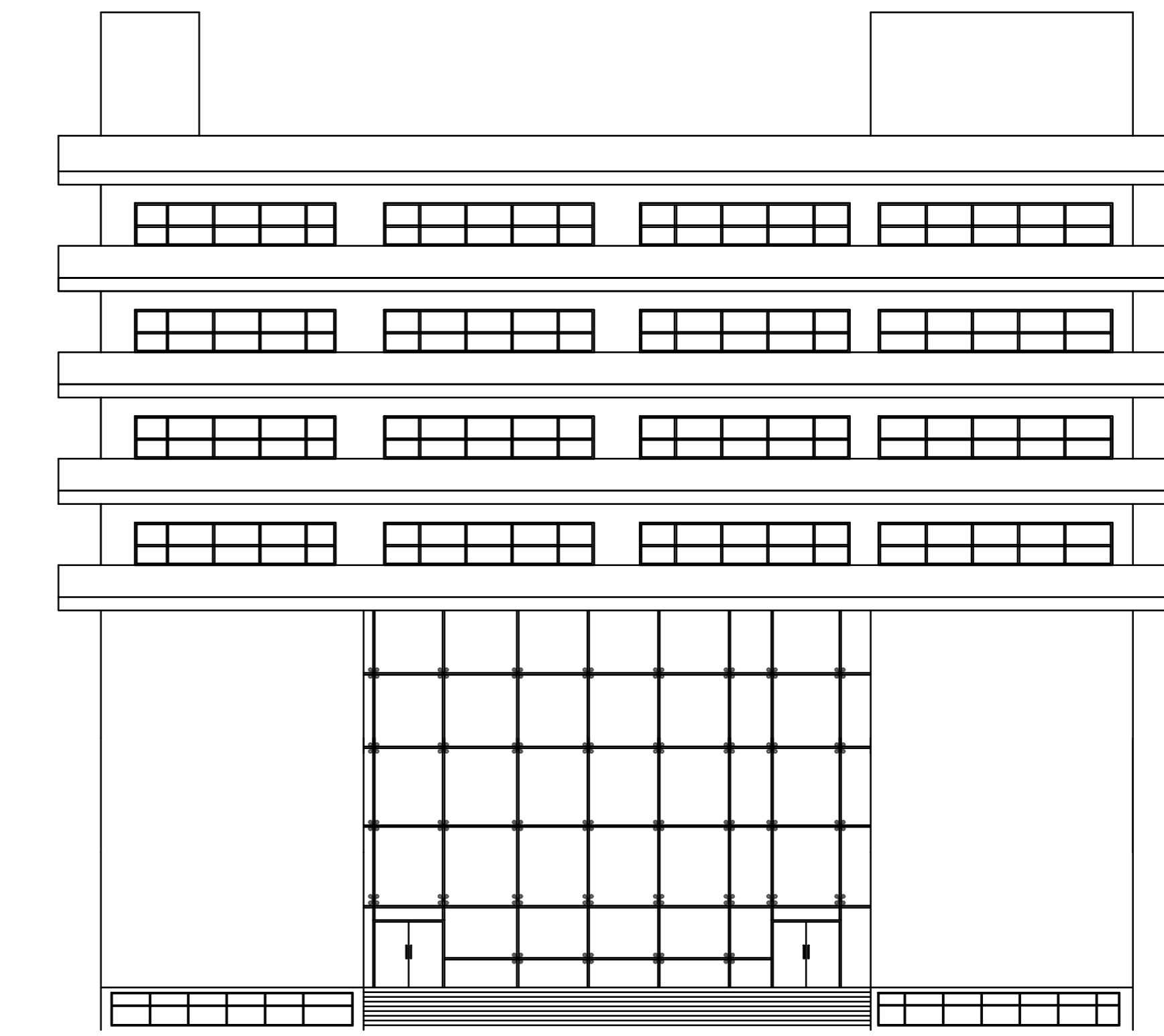
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL -1-2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



SIDE ELEVATION

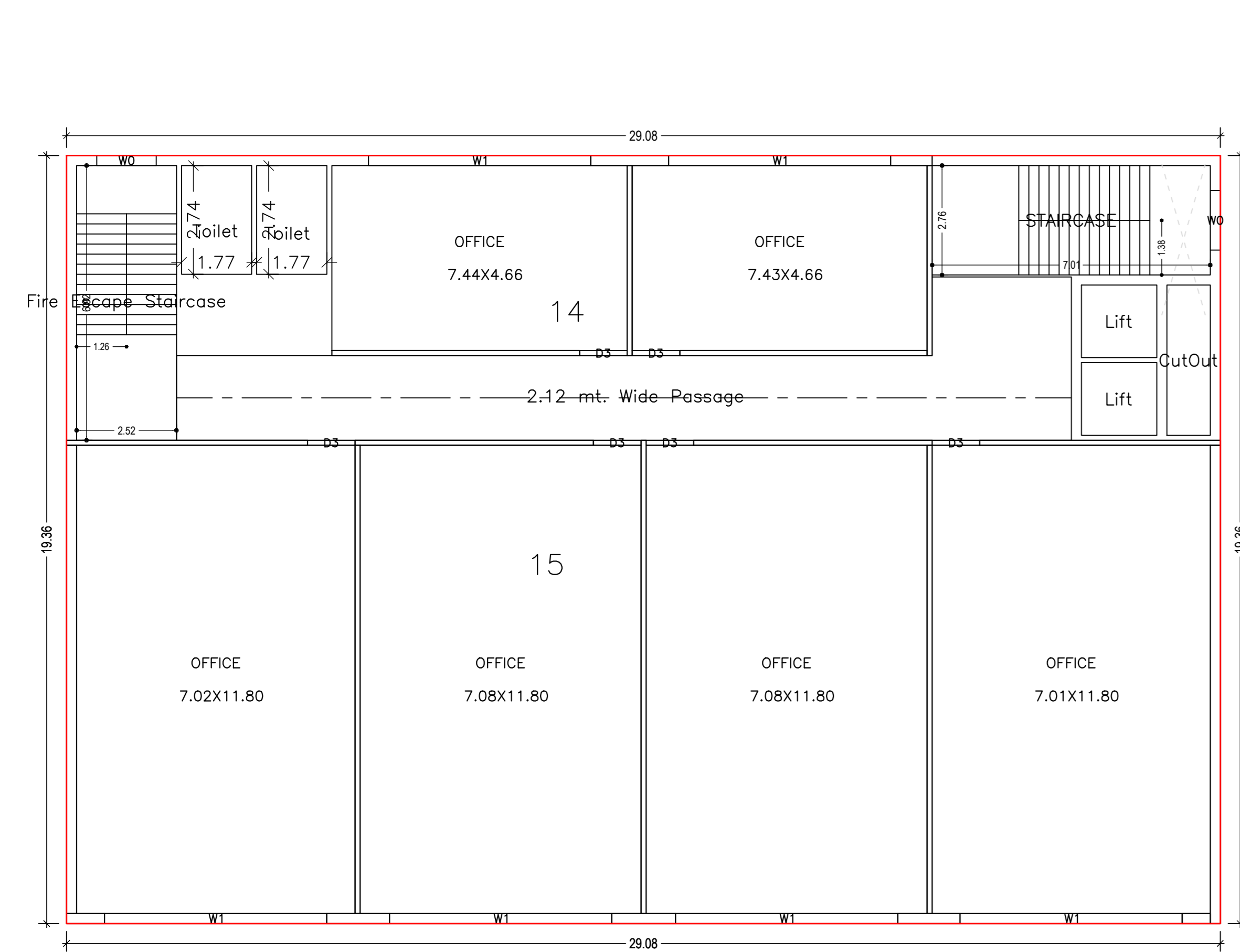


FRONT ELEVATION

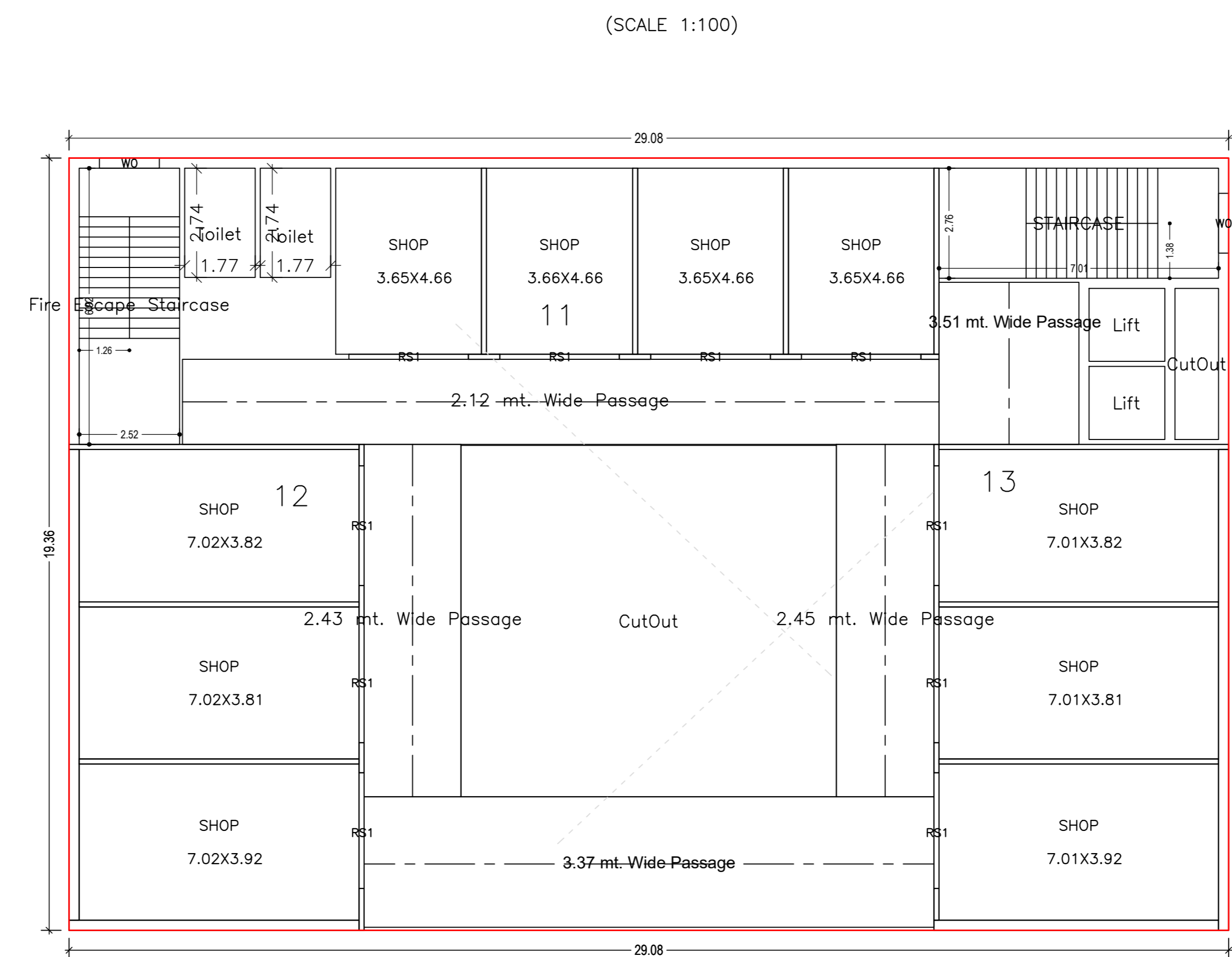
LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Dharmendra Kumar RMC/LP/0026/2017			



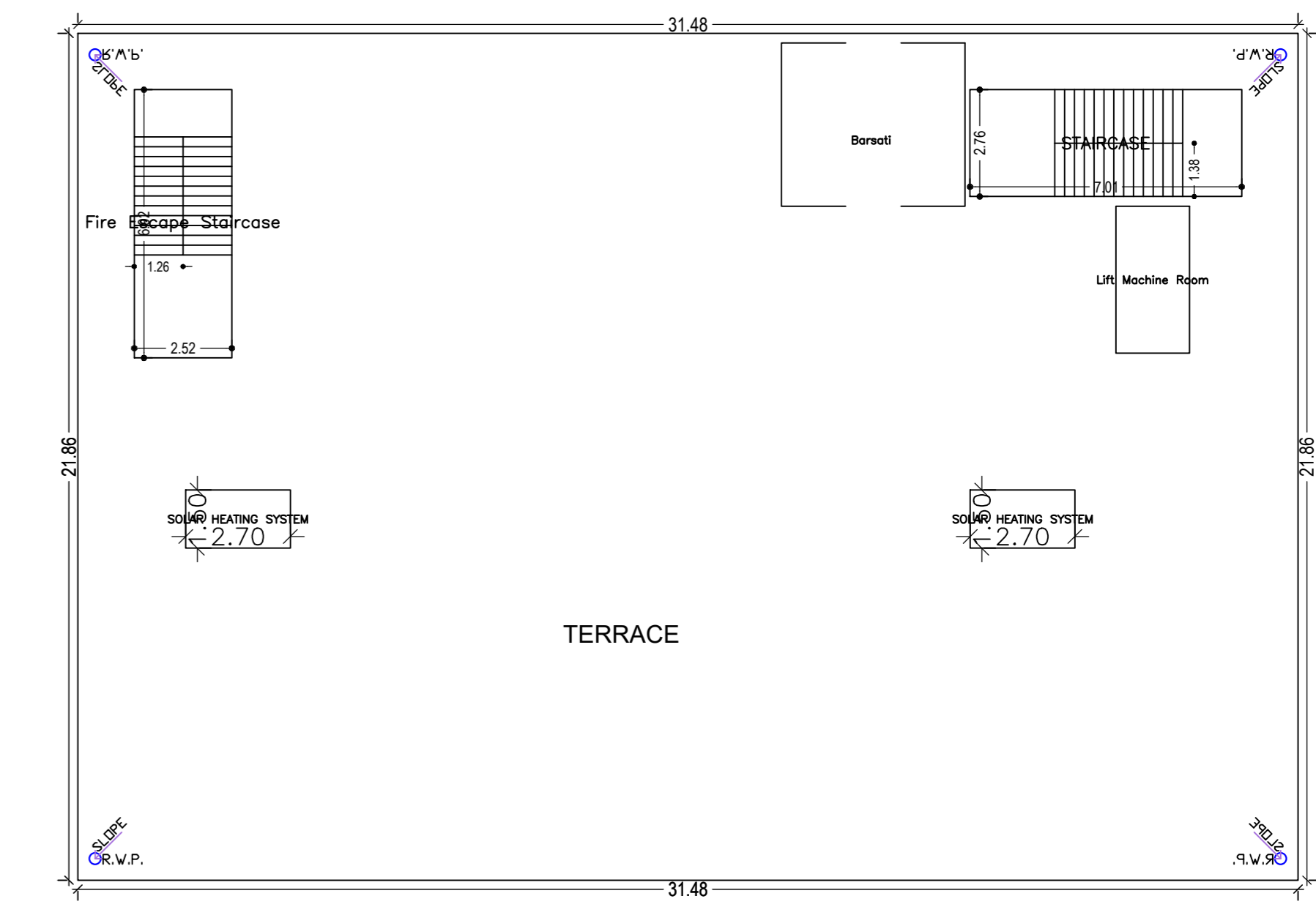
Proposal Basic Information	
Proposal File No.	RMC/EP/0080/W43/2020
Owner Name	ANIL KUMAR JHA, VIJETA VERMA
Khata No.	263
Plot No.	2158
Village Name	ARGODA
Use	Commercial
SubUse	Shop and Office



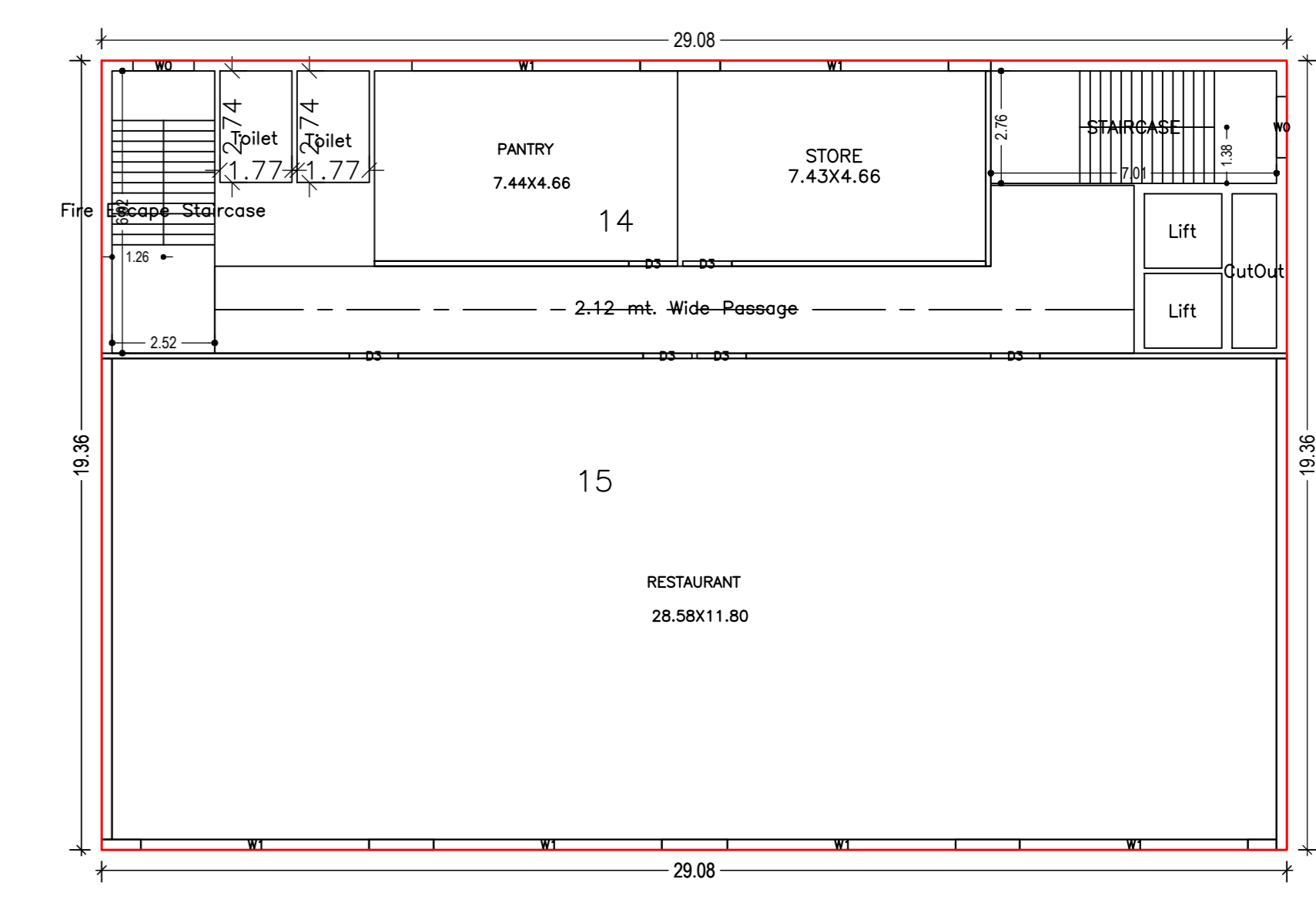
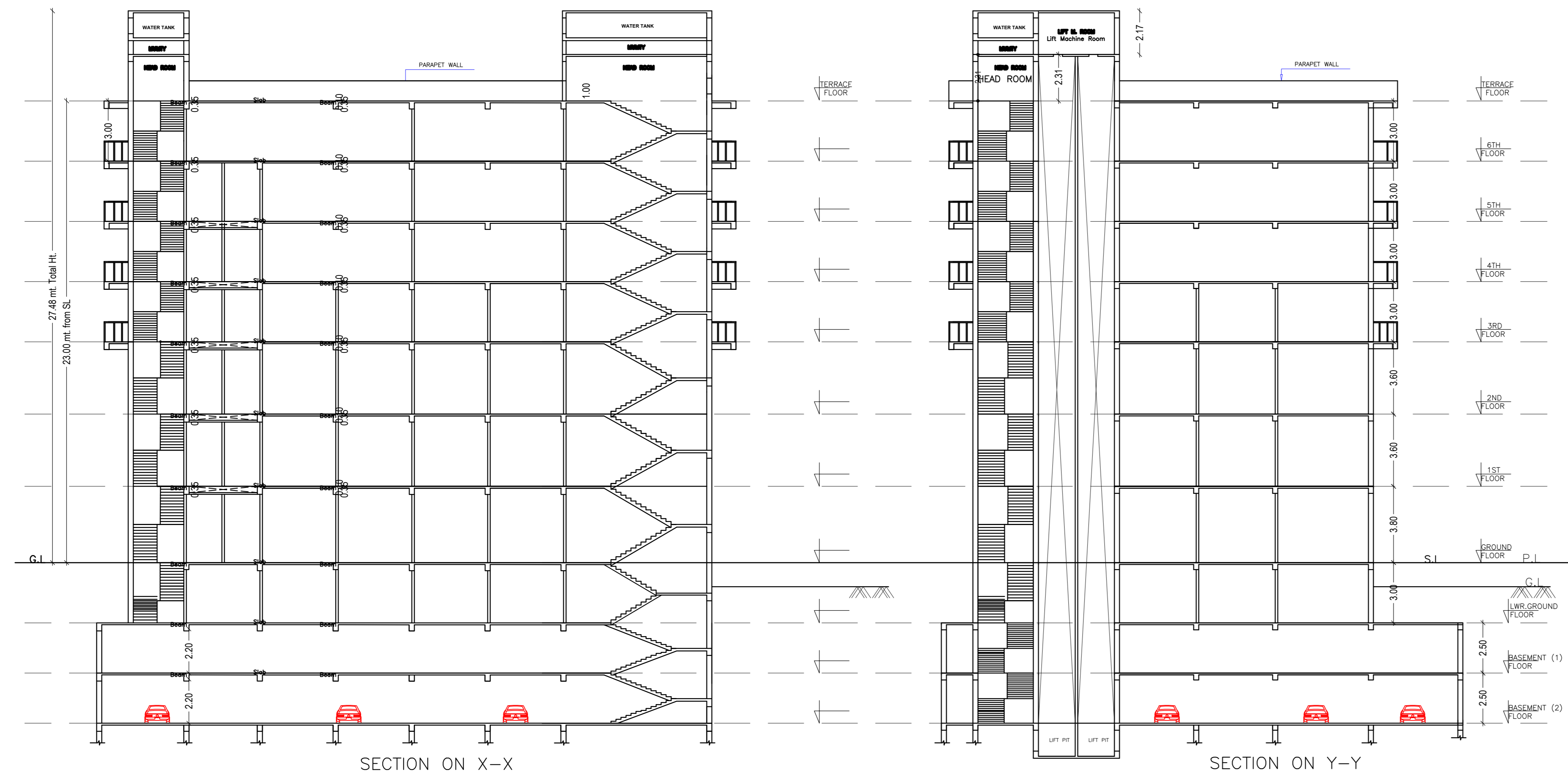
TYPICAL - 4-5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SIXTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Dharmendra Kumar RMC/EP/0080/2017			

3384

3017



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0b929cd3ac57a6983426

Receipt Date : 14-Jun-2021 11:13:57 am

Receipt Amount : 214062/-

Amount In Words : Two Lakh Fourteen Thousands Sixty Two Rupees Only

Token Number : 20210000052737

Office Name : SRO - Ranchi

Document Type : Gift

Payee Name : ANIL KUMAR JHA (Vendor)

GRN Number : 2105952930



Office Use :-
 1. इस रसीद का प्रयोग 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।
 2. अधिकारी का हस्ताक्षर और मुद्रांक शुल्क का भुगतान का प्रमाण हेतु ही है।
 3. अधिकारी का हस्ताक्षर और मुद्रांक शुल्क का भुगतान का प्रमाण हेतु ही है।
 14/06/2021

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

Handwritten signature

सम्पत्ति का मूल्य
33,97,700/-

स्ताम्प 2.14.26.2./...रुपये

17/6/21
U Coan ma

मार्ग दर्शिका पत्रा से मिलान किया
जमीन का दर/डी०.....122.65.86 /
कच्चा मकान का दर/वर्ग फीट.....
पक्का मकान का दर/वर्ग फीट.....
फ्लैट का दर/वर्ग फीट.....

17/6/21



ATTEST



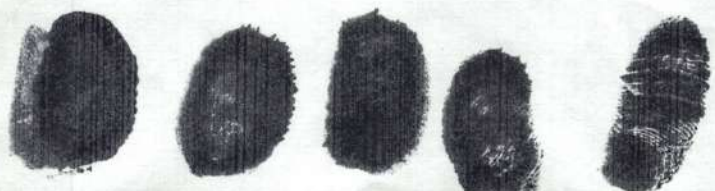
THIS DEED OF GIFT IS MADE ON THIS ^{14th}... DAY OF JUNE, IN THE YEAR, 2021 AT RANCHI.

ANIL KUMAR JHA, UID No. - 7358 8756 5534 ,PAN No.ADKPJ7290C, Mob. No. 8105037062, Son of Late Deo Chandra Jha, Grandson of Late Jai Kant Jha , By faith-Hindu, by Caste- Brahmin, by occupation - Business, resident of Gopal Marketing Complex, Near IDBI Bank, Flat No.1005, 9th Floor , P.S-Argora, Dist-Ranchi, Jharkhand Indian Citizen(hereinafter called the **DONOR**)OF THE **FIRST PART**

अनिल कुमार जहा
14/6/2021

गैर मजसूवा प्रतिबंधित सूचि से
खाता....763.प्लॉट.2158
का मिलान किया व नही पाया

17/6



प्राप्त पशुपालन की सूचि पोटाता
एवं खाशमहल लीज की सूचि ने
वर्गित प्लॉट दर्ज नही है
17/6



ATTESTED



पुरुष का चिह्न

31/06/2021
14/06/2021



little big middle index thumb

14/06/2021

Anil kr

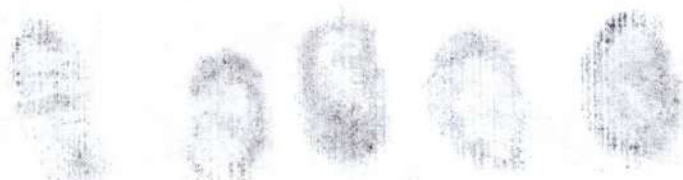
late Deo C. Jha

Argona Panch

Business

[Signature]

14/06/2021



AND

THE MUNICIPAL COMMISSIONER, RANCHI MUNICIPAL CORPORATION, RANCHI through its representative **Debabrata Sen Gupta** UID No. - **4613 4964 0037, Mob. No. 9835127297**, Son of Late Prafulla Kumar Sen Gupta, Grandson of Late Nibaran Chandra Sarkar, by faith-Hindu, by Caste- Vaidhi, by Occupation -Service, resident of Tarababu Lane, Back Dr. Amit Kumar Mukhurji, Tharpakhna, Ranchi, Jharkhand Indian Citizen (hereinafter called the **DONEE**) OF THE **OTHER PART**.

WHEREAS the said DONOR is the absolute owner in possession of land, tenements and premises situated absolute owner of land, tenements and premises situated Village Argora, P.S. Argora, and Thana No.207, District-Ranchi. Being R. S . Plot 2158, M.S Plot No.1867, under Khata No.263, Area 33.05 decimal (20 Kattha), Old Ward No.28, New Ward No. 43 of Ranchi Municipal Corporation, Ranchi

AND WHEREAS DONOR have purchased the above mentioned property by virtue of registered deed of sale executed before District Sub Registrar, Ranchi entered in Book No.1, Volune No.732, Page No.191 to 338, Deed No.7027 in the year 2017.

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RECEIVED



AND WHEREAS name of the Donor entered in Jamabandi entered in Registrar-II of Argora Anchal in Page No.7, Vol No.32, mutation case No.1493/2017-2018, Rent for the year 2021-2022 paid vide rent receipt No.0009519365.

AND WHEREAS in order to construct a building over the land mentioned herein above the DONOR have got a building plan to be sanctioned by Municipal Commissioner, Ranchi Municipal Commissioner, Ranchi vide B.C Case No. RMC/BP/0686/W43/2020, Dated 09.06.2021.

AND WHEREAS for the development or widening of road in front of the above mentioned land the DONOR have left a strip of land for Road /Widening and is ready to donate the said strips of land to the State mentioned in Schedule below for the benefit of society as a whole.

NOW THIS DEED OF GIFTWITNESSES AS FOLLOWS:-

1. That in pursuance of the said intention and consideration of benefits of the society as whole the DONOR out of their free will, without coercion or undue influence from anybody whom so ever hereby convey, grant, transfer and confirm unto the said DONEE "The State" all that strips of land measuring an area of 112.41 sq.mts more fully described in the Schedule below. The value of land is **Rs.33,97,700/- (Thirty Three Lac Ninety Seven Thousand Seven Hundred only).**

Handwritten signature/initials in vertical orientation on the right margin.

114-11/15/57



2. And that said DONEE i.e. the state shall may from time to time and at all times hereafter peaceable and quietly use the said strip of land as public property and shall have liberty to construct the road etc.

AND THAT the DONOR hereby declares that neither the DONOR nor their legal heirs shall clam any right, title or interest over the Schedule land and shall not encroach the said strip of land.

IN WITNESSES WHREOF the said DONOR have hereto set and subscribed their signature and delivered in the presence of witnesses as present the day month and year above written.

SCHEDULE

All that piece and parcel of land measuring area of **112.41 sq. meter (1209.97 Sq. ft or 2.77 decimal)** situated at Mauza-Argora, Thana No.207, P.S-Argora , Dist.-Ranchi under Khata No-263 , Plot No. 2158, Within Old Ward No.28, New Ward No. 43, **Holding No. 0280001927000A1** of Ranchi Municipal Corporation, Ranchi, butted and bounded as follows.

NORTH : Ashok Nagar Main Road

SOUTH : Part Portion of Plot No.2158

EAST : Part Portion of Plot No.2158

WEST : Part Portion of Plot No.2158

Road Widening Area-112.41 Sq. meter (1209.97sq.ft or 2.77decimal)

1457/AR/PD/15/1E

7



IN WITNESS WHEREOF, the said DONOR have hereto set and subscribed their signature and delivered in the presence of witnesses as present the day month and year above written.

WITNESSES:

Signature of the DONOR

1. नन्वीर झा
पिता - अबुल एस
दीपलीकी, पुंका
रांची

अबुल एस

14/6/2021

2. Ranjiv
Slo. Keso Singh
Ashok Nagar
Ranchi

14/6/2021

15/11/2018








5/11/2018

Signature, Photo and finger prints of the DONEE



ATTESTED

Debabrata Sengupta
14/6/2021

				
Little	Ring	Middle	Index	Thumb

14/6/2021
Debabrata Sengupta

Drafted by:



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

Typed by: -





14/6/2021



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राँची नगर निगम, राँची।

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

Memo No. : SAM/028/0049/20/21
Date : 09-12-2020
प्रभावी : तृतीय तिमाही 2020-2021

श्री/श्रीमती/सुश्री
ANIL KUMAR JHA S/O LATE DEO CHANDRA JHA
VIJETA VERMA W/O NILOY KUMAR JHA

पता
VILLAGE ARGORA OPPOSITE MAPLE PLAZA ASHPK NAGAR ARGORA RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपके गृह सं- 0280000912000A1 वार्ड सं 28 (Old) जिसका नया गृह सं- 0280001927000A1 एवं नया वार्ड सं 26 हुआ है, आपके स्व निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 153216.00/- ₹ निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं°	Particulars	Amount (In Rs.)
1.	गृह कर	766.08
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		766.08



To be signed by the Applicant

नोट:-

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

Print



Sch XIV-F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

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

Page No. : 7

Vol. No. : 32

Receipt No. : 0009519365

अरगोडा | अरगोडा | 207 | Anil Kumar Jha , Vijeta Verma

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
263	2158	0 एकड़ 33.05 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 (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	330.00					330.00
गुजारी (भावली)	82.50					82.50
सेस	165.00					165.00
सूद	165.00					165.00
मुतफरकात	66.00					66.00
मीजान	808.50					808.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					330.00	
गुजारी (भावली)					82.50	
सेस					165.00	
सूद					165.00	
मुतफरकात					66.00	
मीजान अदायकारी					808.50	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 808.50

तारीख अमला तहसील कुनिन्दा : 11-04-2021

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

ऑनलाइन जाँचा





झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP14214926

6/10/2021



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	अरगोडा	हल्का	हल्का-03
इस्टेट का नाम	झारखण्ड	भाग	32	पृष्ठ संख्या वर्तमान	7	थाना न.	207
क्रमिक संख्या	केस न.	मौजा का नाम/राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता न. वर्तमान	पृष्ठ संख्या वर्तमान
4926	1493 /R27 2017 - 2018	अरगोड़ा/ 207	राँची	21/04/2018	By Sale Registration Deed 7027 Dated 1/12/2017	263 3 224	224
						खाता न. प्लौट न. क्षेत्रफल	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
						263 2158 33.05 डिसमील	लगान 330
क्रेता का नाम :	(Anil Kumar Jha पिता-Late Deo Chandra Jha , जाति----- -, पता-Shivpuri Colony Hinoo Doranda Ranchi) एवं (Vijeta Verma पति-Niloy Kumar Jha , जाति-----, पता-Flat No 1005 Gopal Marketing Complex Near Argora Chowk Argora Ranchi)	जमाबंदी रैयत का नाम : सरदार वलवीर सिंह रंधवा-वलद-सरदार भगत सिंह रंधवा	विक्रेता का नाम : Bir Indar Singh Randhawa, पिता-late Balbir Singh Randhawa, जाति-----, पता-C8 koel nagar raurkela sundar garh orissa				
राजस्व कर्मचारी हल्का-03 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।	<p>Signature valid</p> <p>Digitally signed by</p> <p>BHARTI BANDANA</p> <p>अंचलाधिकारी अरगोडा</p>						





Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

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

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

ANIL KUMAR JHA,VIJETA VERMA
C/O DURGA DEVELOPERS MOHAN MARKETING COMPLEX,
NEAR ARGORA CHOWK, OPP. IDBI BANK ASHOK NAGAR
RANCHI, 834002

Re:sanction of your building plan case no. **RMC/BP/0686/W43/2020** dated **11/12/2020** for grant of license on Dated **9/6/2021** for the **Building Development Permit** in Khata No.: **263** on RS Plot no.: **2158** Situated in Colony/Street: Mohalla/Bazar/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.298735.5/-**
2. You have to furnish & Deposit a Gift Deed of **112.41** 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.278818/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation





झारखण्ड सरकार

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता															
महाराजा प्रताप उदयनाथ साही देव				दी डीस्ट्रीकट लेवर एशोशियेशन, जाति----- -, निवासी-साकिन अरगोड़ा बेलगान															
जिला का नाम		राँची		अंचल का नाम		अरगोड़ा		हल्का का नाम		हल्का-03		मौजा का नाम		अरगोड़ा		खाता का प्रकार		रैयती	
खेवट नम्बर		1		खाता नम्बर		263		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)									
263	2158	सड़क दोन विकासत महादेव उरांव	बंगला में हाता 0	2 (एकड़) 96 (डिसमील) ()	वैर/3 लकड़ी वो लाह वकबजे रैयत फल वकबजे कुल मौजा करज/2 कुलहक वकबजे रैयत नीम/1 वर/1 वकाइन/4 वासकोठी/1 वकबजे रैयत कुवापका/2 वकबजे रैयत छपरबन्दी 15-10-6 पन्द्रह रुपया दस् आना छ पाई खेसरा नम्बर 2108 खाता नम्बर 262 बनाम राए साहेब गनपत राए		0	0	0	मकान वाड़ी									
खाता मे कुल प्लोट संख्या		1		खाता का कुल मिजान		2 (एकड़) 96 (डिसमील) ()		खाता का कुल			0 0 0								

यह एक कंप्यूटर जनित प्रति है

6/10/2021
1:30:01
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।

ऑनलाइन जाँचा





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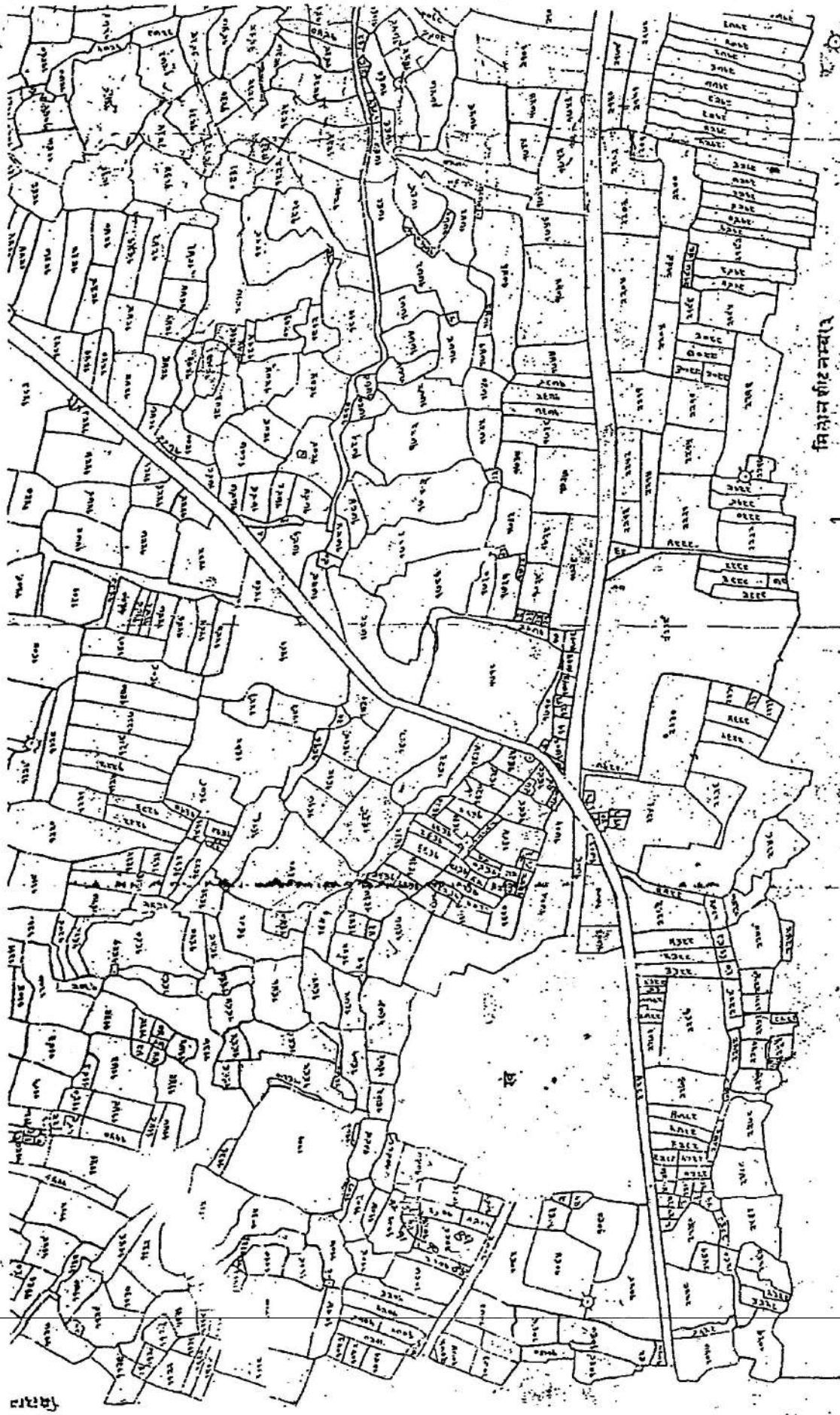
कड़म नदी

Made and published under the authority of Government.

[Signature]
 Superintendent of Survey

सुभ (सोनी) से

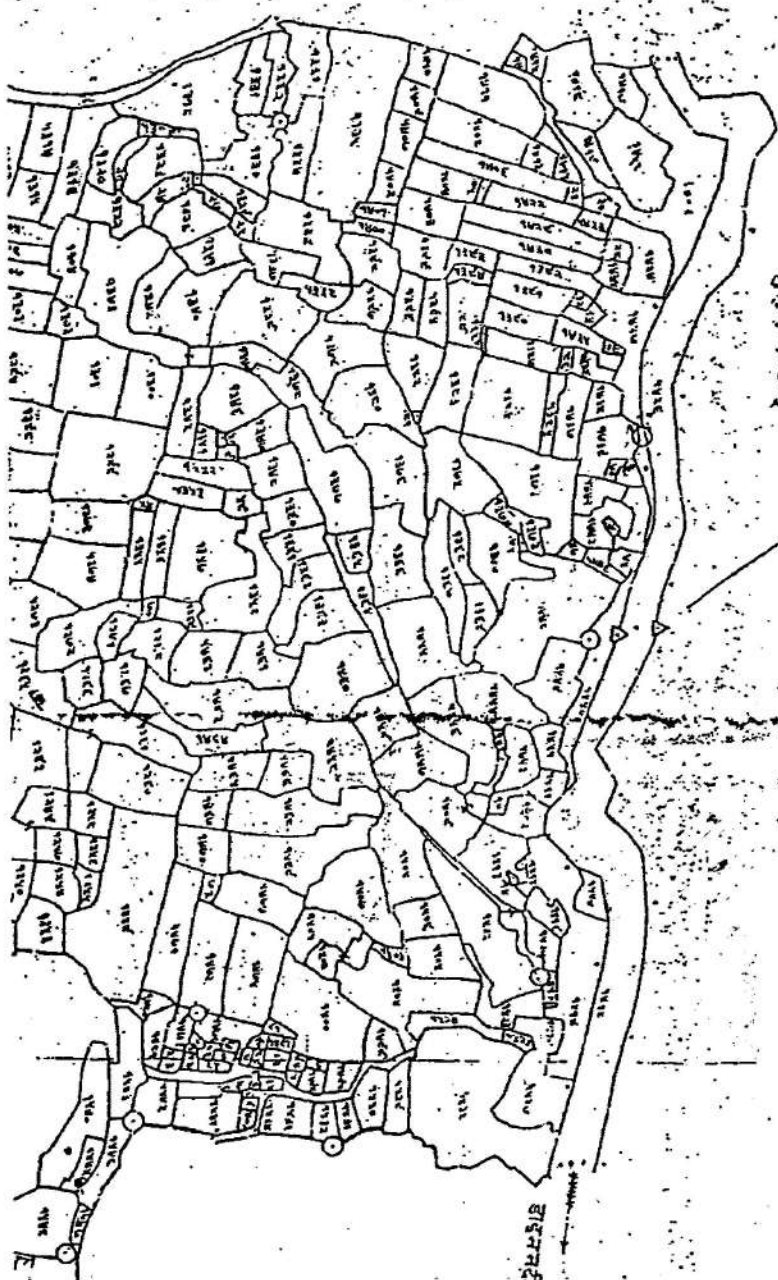




मिशन रोड नम्बर १३

१३३३





С. 1000

С. 1000

С. 1000









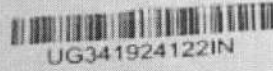
भारत सरकार

Unique Identification Authority of India
Government of India

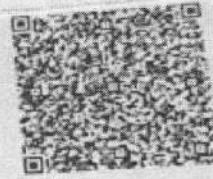
नामांकन क्रम / Enrollment No.: 1093/51033/00174

To
डेबब्रत सेन गुप्ता
Debabrata Sen Gupta
S/O Late Prafulla Kumar Sen Gupta
TARABABU LANE
BACK DR AMIT MUKHURJI THARPAKHNA
Ranchi G.P.O.
Ranchi G.P.O. Ranchi
Jharkhand 834001
9835127297

29/07/2011
14/09/12



UG341924122IN



आपका आधार क्रमांक / Your Aadhaar No. :

4613 4964 0037

आधार – आम आदमी का अधिकार

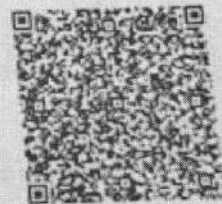


भारत सरकार
GOVERNMENT OF INDIA



डेबब्रत सेन गुप्ता
Debabrata Sen Gupta
जन्म वर्ष / Year of Birth : 1962
पुरुष / Male

4613 4964 0037



आधार – आम आदमी का अधिकार





भारत सरकार
Government of India



अनिल कुमार जहा
Anil Kumar Jha
जन्म तिथि/DOB: 10/03/1960
पुरुष/ MALE



7358 8756 5534

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Late Deo Chandra Jha, House
No. 1005, Gopal Marketing
Complex, Road No.-05, Ashok
Nagar, Doranda, Ranchi,
Jharkhand - 834002

पता:

S/O स्व. देव चंद्र झा, हाउस न.-1005, गोपाल
मार्केटिंग कॉम्प्लेक्स, रोड न.-05, अशोक नगर,
डोरंडा, राँची,
झारखण्ड - 834002

7358 8756 5534





स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADKPJ7290C



नाम /NAME
ANIL KUMAR JHA

पिता का नाम /FATHER'S NAME
DEO CHANDRA JHA

जन तिथि /DATE OF BIRTH
10-03-1960

हस्ताक्षर /SIGNATURE

Blagat

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME TAX, RANCHI

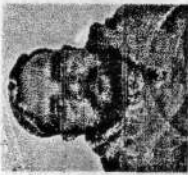
इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मेन रोड,
रांची - 834001

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.



भारत सरकार
GOVERNMENT OF INDIA



तनवीर आलम
Tanvir Alam
जन्म तिथि/DOB: 01/01/1984
पुरुष / MALE



8282 6962 9342

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: अबुल हसन,
दीपाटोली पुन्दाग रोबी,
पुन्दाग, रोबी,
झारखण्ड - 834004

Address:

S/O: Abul Hasan, Dipatoli
Pundag Ranchi, Pundag, Ranchi,
Jharkhand - 834004

8282 6962 9342



Total pages - 2
14/1/2021

GREEN - 115.71 2RM1
SHO-001 IN 1200-042
KINDLY NO. 588, BLOT NO. 518
JHANA. KRISHNA. DIZI. BUNCHA
VITTORE - BR. BOROY

ROAD
K NAGAR



Handwritten signature or name in Hindi script, possibly 'रविशंकर' (Ravishankar).

Small handwritten text at the bottom right corner, possibly a date or reference number.



Pre Registration Docket

Date :- 14-06-2021 12:32 pm

Office Name :- SRO - Ranchi

Token No:- 20210000052737

Appoinment :- 14-Jun-2021 Time:- 10:18

Article	Gift
Pre Registration Date	11-Jun-2021
No. Of Pages	33
Stamp Duty	214056
Paid Stamp Duty	0
Total Fees	₹ 1,02,925.

Property Id: **525115**

Valuation No. : 701162 / 2021	:- 2021-2022	User Id : 4338	Date : 14-June-2021 12:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Argora	
Land Type : Urban ✓	Corporation : Ranchi Municipal Corporation Argora	Village/City : Argora ✓	
Argora Word No 28 - Main Road ✓			
Plot Number - 2158			
Holding Number - 0280001927000A1			
Volume Number - 32			
Page Number - 7			
Khata Number - 263			
Valuation Rule : Commercial land ✓			
Property Details			
1	Land area	2.77 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	✓ 1. 2.77 x 1226586=3397643.22	₹33,97,643/-
A	Total		₹33,97,643/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹33,97,700/-
Total Amount in Words : Thirty Three Lakhs Ninety Seven Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PART PORTION OF PLOT NO. 2158, West: PART PORTION OF PLOT NO. 2158, South: PART PORTION OF PLOT NO. 2158, North: ASHOK NAGAR MAIN ROAD
--	--



Area	Land area : 2.77 Decimal
Other Description of the Property	Pin Code - 834002
Government/Market Value	3397643.22
Transaction Amount	3397700

DONEE	-Mr. THE MUNICIPAL COMMISSIONER RANCHI MUNICIPAL CORPORATION RANCHI THROUGH ITS REPRESENTATIVE DEBABRATA SEN GUPTA, Address - TARABABU LANE BACK DR. AMIT KUMAR MUKHERJI THARPAKHNA RANCHI- ,Father/Husband Name LATE PRAFULLA KUMAR SEN GUPTA , PAN No.- ,Permission Case No.- , Aadhaar No. *****0037
DONER	-Mr. ANIL KUMAR JHA, Address - GOPAL MARTKETING COMPLEX NEAR IDBI BANK FLAT NO. 1005, 9TH FLOOR ARGORA RANCHI- ,Father/Husband Name LATE DEO CHANDRA JHA , PAN No.- *****290C,Permission Case No.- , Aadhaar No. *****5534

Witness Information	Mr. TANVIR ALAM , Address - DEEPATOLI PUNDAG JAGARNATHPUR RANCHI-, Father/Husband Name-ABUL HASSAN
---------------------	---

Identifier Details	Mr. TANVIR ALAM , Address - DEEPATOLI PUNDAG JAGARNATHPUR RANCHI-, Father/Husband Name-ABUL HASSAN
--------------------	---

Fee Rule:Gift Deed

1	Stamp Duty	2,14,056
---	------------	----------

1	SP	990
Total		990

Fee Rule:Gift Deed

1	PR	1
2	LL	3
3	A1	1,01,931
Total		1,01,935

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.



R. Kumar
14/6/2024 Adv.

Deed Writer / Advocate

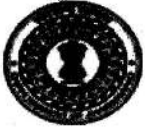
Lebalwadi Sengobli

Vendee / Claimant

Handwritten signature in Devanagari script

Vendor / Executant





Document Registration Summary 1

Date :-14-Jun-2021

- Government/Market Value: ₹3397700/-
- Transaction Amount: ₹3397700 /-
- Paid Stamp Duty: ₹214062 /-

Receipt : 479558

Receipt Date : 14-06-2021

Presenter Name : -

अनिलकुमार जहा

On Date 14-06-2021 Presented at SRO - Ranchi

Signature of Presenter

PR

₹1

SP

₹990

LL

₹6

A1

₹101931

Stamp Duty

₹214062

Total

₹316990

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	214056	214062	-6	GRAS	AnilKumarJha	GRN Number : 2105952930 DEPT Transaction Id : 0b929cd3ac57a6983426 Transaction Type :	214062
PR	1	1	0	GRAS	AnilKumarJha	GRN Number : 2105953384 DEPT Transaction Id : bfb4530d28cc9c3f553b Transaction Type :	1
SP	990	990	0	GRAS	AnilKumarJha	GRN Number : 2105953384 DEPT Transaction Id : bfb4530d28cc9c3f553b Transaction Type :	990



A1	101931	101931	0	GRAS	AnilKumarJha	GRN Number : 2105953384 DEPT Transaction Id : bfb4530d28cc9c3f553b Transaction Type :	101931
LL	3	6	-3	GRAS	AnilKumarJha	GRN Number : 2105953384 DEPT Transaction Id : bfb4530d28cc9c3f553b Transaction Type :	6
Sub Total	316981	316990	-9				

Article : Gift Number of Pages : 66


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer







OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000052737

Deed Type	Gift
Number of Pages	66
Fee Details	Stamp Duty :- Rs. 214056, PR :- Rs. 1, SP :- Rs. 990, A1 :- Rs. 101931, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3397643/- , Transaction Amount :- Rs.3397700/-
Property Details	District :- Ranchi , Tehsil :- Argora , Village Name :- Argora Location :- Main Road, Argora Word No 28 Property Boundaries :- East: PART PORTION OF PLOT NO. 2158, West: PART PORTION OF PLOT NO. 2158, South: PART PORTION OF PLOT NO. 2158, North: ASHOK NAGAR MAIN ROAD Plot Number - 2158 Khata Number - 263 Holding Number - 0280001927000A1 Volume Number - 32 Page Number - 7 Area Of Land :- 2.77 Decimal

Sh./Smt. ANIL KUMAR JHA s/o/d/o/w/o LATE DEO CHANDRA JHA has presented the document for registration in this office

today dated :- 14-Jun-2021 Day :- Monday Time :- 13:52:25 PM



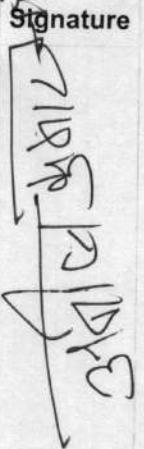





ANIL KUMAR JHA (Individual)



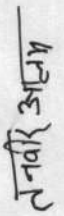
Party Name	Document Type	Document Number
ANIL KUMAR JHA	PAN/UID	ADKPJ7290C

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ANIL KUMAR JHA Address1 - GOPAL MARTKETING COMPLEX NEAR IDBI BANK FLAT NO. 1005, 9TH FLOOR ARGORA RANCHI, Address2 - , , , Jharkhand PAN No.: ADKPJ7290C, Permission Case No.-	Yes	Anil Kumar Jha Address:- House No.-1005,Gopal Marketting Complex, , Road No.-05, Ashok Nagar, Doranda, , Ranchi, 834002, , Jharkhand, India		DONER Age:61			
2	THE MUNICIPAL COMMISSIONER RANCHI MUNICIPAL CORPORATION RANCHI THROUGH ITS REPRESENTATIVE DEBABRATA SEN GUPTA Address1 - TARABABU LANE BACK DR. AMIT KUMAR MUKHERJI THARPAKHNA RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Debabrata Sen Gupta Address:- , BACK DR.AMIT MUKHURJI, TARABABU LANE, THARPAKHNA, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		DONEE Age:59			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	TANVIR ALAM S/o-D/o ABUL HASSAN Address1 - DEEPATOLI PUNDAG JAGARNATHPUR 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
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Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	TANVIR ALAM Address1 - DEEPATOLI PUNDAG JAGARNATHPUR RANCHI, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (ANIL KUMAR JHA), has/have admitted the execution before me. He/ She/ They has / have been identified by (TANVIR ALAM) Son/Daughter/Wife of (ABUL HASSAN) resident of (DEEPATOLI PUNDAG JAGARNATHPUR RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 14-Jun-2021

Seal and Signature of Registering Officer





Token No.: 20210000052737

CERTIFICATE

Office of the SRO - Ranchi

This Gift was presented before the registering officer on date **14-Jun-2021** by **ANIL KUMAR JHA, S/O, D/O, W/O LATE DEO CHANDRA JHA** resident of GOPAL MARTKETING COMPLEX NEAR IDBI BANK FLAT NO. 1005, 9TH FLOOR ARGORA RANCHI, ..

This deed was registered as Document No:- **2021/RAN/3384/BK1/3017** in Book No :- **BK1**, Volume No :- **382** from Page No :- **165** to **230** at, office of **SRO - Ranchi**

Date:- **14-Jun-2021**


Registering Officer

