

1906

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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3760a8e42d44a16685a4

Receipt Date : 05-Mar-2023 03:14:06 pm

Receipt Amount : 218700/-

Amount In Words : Two Lakh Eighteen Thousands Seven Hundred Rupees Only

Token Number : 202300029787

Office Name : SRO - Ranchi

Document Type : Sale Deed


Payee Name : RADHIKA MODI (Vendee)

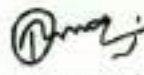
GRN Number : 2316087872



-: For Office Use :-

शुद्धीकरण अतिरिक्त रूप से किया गया - तिथि 21/03/23
के अतिरिक्त भारतीय स्टाम्प का भुगतान किया गया है। अनुसूची
1 या 1 के तहत 22 के अंतर्गत भारत स्टाम्प
लॉक का स्टाम्प शुल्क से निपटारा का स्टाम्प शुल्क
अपेक्षित नहीं।


निबंधन पदाधिकारी
06/03/2023


(RAHUL MODI)
POWER OF ATTORNEY HOLDER
6/3/23

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।

संपत्ति का मूल्य - 54,67,000/-
मुद्रांक 2,18,700/-
T.D.S. - ✓

मार्ग दर्जिका पंजी से मिलान किया
जहाँ न/डी... 367655 (CPA)
फोटो नॉन का दर/वर्ग फीट...
पक्का जमान का दर/वर्ग फीट...
प्लेट का दर/वर्ग फीट...

6/13/23
प्राप्त एग्युपलन वी भूमि घोयला
एवं धारासमलत लीन की सूची
मे वर्णित प्लॉट एवं नाम दर्ज
नहीं है।
6/13/23



Signature of Rahul Modi

Signature of Rahul Modi

(RAHUL MODI)
POWER OF ATTORNEY HOLDER

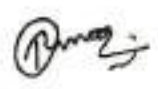
THIS INDENTURE OF ABSOLUTE DEED OF SALE is made on this the 06th day of March' in the year 2023 of the Christian Era at Ranchi;

BETWEEN

Mr. SIDDHARTH SHRIVASTAV son of Late Sureshwari Prasad Shrivastav & grandson of Late Shiv Bhajan Lal, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Service, resident of Morabadi, Police Station Lalpur, District Ranchi, State Jharkhand, presently residing at 21/2 Laurus B Vatika City, Sohna Road, Sector 49, Islampur (97) Gurgaon South City II, Farrukhnagar, Gurgaon, Haryana represented through his Power of Attorney Holder **Mr. RAHUL MODI** son of Sri Ravindra Modi & grandson of Late Shree Ram Modi, by faith & religion Hindu, by caste General [Not belongs to

रान्ची दस्तावेजालय रान्ची (रजिस्ट्रार कार्यालय)
दि 06/03/23 को 107 (1) दि 12/11/23 के अन्तर्गत में
13




 (RAHUL MODI)
 POWER OF ATTORNEY HOLDER
 6/3/23



दिनांक 06/03/2023 तारीख 10/01
 एक्टिंग एडवोकेट नियम 1908 धारा 32 के तहत
 श्री. Rahul Modi
 पता: R. Modi
 निवासी Kanke Road Ranchi
 के लिए BUSINESS के संबंध में
 एक्टिंग एडवोकेट के रूप में
 कार्य करने के लिए अर्जित
 किया गया है।
 दिनांक 06/03/2023

दिनांक 06/03/2023

SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of 403, Nandan Kanan, Lake Avenue, Kanke Road, Police Station Gonda, District Ranchi, State Jharkhand (appointed vide P.O.A. No. IV-706 dated 12.03.2021, registered before the District Sub Registrar Ghaziabad, Uttar Pradesh and which is entered in Book IV, Volume 1442, Page Nos. 219 to 236, in the year 2021); hereinafter called the "**VENDOR**" of the **FIRST PART**.

PAN No. ALFPS7325E [Siddharth Shrivastav]

AADHAR No. XXXX XXXX 9635 [Siddharth Shrivastav]

MOBILE No. 9560511990 [Siddharth Shrivastav]

PAN No. AICPM8291K [Rahul Modi]

AADHAR No. XXXX XXXX 3556 [Rahul Modi]

MOBILE No. 9934300436 [Rahul Modi]

AND

Mrs. RADHIKA MODI wife of Sri Rahul Modi, daughter of Sri Suresh Khemka & granddaughter of Sri Bhadar Mal Khemka, by faith & religion Hindu, by caste General [Not belongs to SC, ST & BC mentioned in provision of CNT Act' 1908 under section 46(6)], by occupation Business, resident of 403, Nandan Kanan, Lake Avenue, Kanke Road, Police Station Gonda, District Ranchi in the State of Jharkhand, Indian Nationality; hereinafter called the "**PURCHASER**" of the **SECOND PART**.

PAN No. AQPPM2354Q [Radhika Modi]

AADHAR No. XXXX XXXX 9178 [Radhika Modi]

MOBILE No. 8002335092 [Radhika Modi]


(RAHUL MODI)
POWER OF ATTORNEY HOLDER
6/3/23

The expression "**VENDOR**" and "**PURCHASER**" shall unless repugnant to or expressly excluded by the subject or context below mean and include their respective heirs, executors, administrators, successors-in-interest, legal representatives and assigns.

WHEREAS, the aforesaid the VENDOR is sufficiently owned and possessed of land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F, under Khata No. 75, bearing Holding No. 0030002908000Z0 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, State Jharkhand, which is more-fully described in Schedule below.

AND WHEREAS, initially the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, and Other Plots, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, has recorded in the name of the then Landlord namely Jamadar Babu Harihar Singh in Revisional Survey Records of Rights.

AND WHEREAS, the then Landlord Jamadar Babu Harihar Singh settled the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, situated at Village Chiroundi, Police Station Ranchi now Bariatu, Revenue Thana No. 186, District Ranchi, in favor of Shri Shiv Shankar Rai son of Late Dinanath Rai, vide Hukumnama dated 17.03.1945 and also started realizing rent from the Settlee. After vesting of Zamindari, rent was fixed in the name of Shri Shiv


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Shankar Rai son of Late Dinanath Rai, vide Rent Fixation Case No. 4 R 28 (ii)/1964-65 and he started paying rent to the State.

AND WHEREAS, the aforesaid Shri Shiv Shankar Rai son of Late Dinanath Rai sold the land measuring an Area 01 Acre 96 Decimals of Revisional Survey Plot No. 411 under Khata No. 75, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, to one Shri Ratneshwar Choudhary son of Late Ram Dayal Choudhary, vide registered Sale Deed No. 7265 dated 21.04.1975, registered before the District Sub Registrar Ranchi and which is entered in Book No. I, Volume No. 118, Page Nos. 493 to 497 for the year 1975 at the office of the District Sub Registrar, Ranchi. His name is recorded in Register II in Volume No. 1 Page No. 127 at the office of the concern Anchal Office.

AND WHEREAS, the said Shri Ratneshwar Choudhary son of Late Ram Dayal Choudhary sold the land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F under Khata No. 75, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, to one Shri Siddharth Shrivastav son of Shri Sureshwari Prasad Shrivastav (now present VENDOR), vide registered Sale Deed No. 43 dated 03.01.1983, registered before the District Sub Registrar Ranchi and which is entered in Book No. I, Volume No. 43, Page Nos. 19 to 24 for the year 1984. Thereafter Shri Siddharth Shrivastav son of Shri Sureshwari Prasad Shrivastav got mutated his name in the office of Circle Office, Town Anchal, Ranchi, vide Mutation Case No. 510 (IV)/1992-93, which is entered in Volume No. 2, Page No. 253 in Online Register II, and started paying rent to the State, being Rent Receipt No. 0307126994 dated 02.07.2022 for the year



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2022-23 stands recorded in his name and he also got his name mutated in the office of Ranchi Municipal Corporation, Ranchi and Holding No. 0030002908000Z0 under Ward No. 3 has allotted in his name.

AND WHEREAS, the said Shri Siddharth Shrivastav son of Late Sureshwari Prasad Shrivastav, had execute a registered Power of Attorney, being P.O.A. No. IV-706 dated 12.03.2021, registered before the District Sub Registrar Ghaziabad, Uttar Pradesh and which is entered in Book No. IV, Volume No. 1442 Pages 219 to 236, for the year 2021 in favor of Sri Rahul Modi son of Sri Ravindra Modi, for selling of land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F, under Khata No. 75, bearing Holding No. 0030002908000Z0 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, State Jharkhand.

AND WHEREAS, the aforesaid land is the exclusive property of the VENDOR and the VENDOR has full right and absolute authority to sell, dispose off and transfers the same in whole or in parts and none else except the VENDOR, has any right, title or interest in the same.

AND WHEREAS, the VENDOR for his bonafide needs and requirements has agreed to sell the aforesaid land measuring an Area 09 Katha [i.e. 14.87 Decimals] of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F, under Khata No. 75, bearing Holding No. 0030002908000Z0 under Ward No. 3 of Ranchi Municipal Corporation, Ranchi, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186,


(RAHUL MODI)
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District Ranchi, State Jharkhand, unto the PURCHASER for total sale consideration of Rs. 50,00,000/- (Rupees Fifty Lacs) only, and the PURCHASER has agreed for the same.

AND WHEREAS, the VENDOR has put the PURCHASER in possession over the Schedule property confirming all rights on the PURCHASER to use and enjoy the Schedule property forever as lawful purchaser.

AND WHEREAS, the VENDOR hereby declares that the said Land/Schedule property is free from all encumbrance and liabilities and no other person/persons except the VENDOR has the right, title, interest and claim in the said property.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS :-

1. That in pursuance of the aforesaid agreement and in consideration of a sum of Rs. 50,00,000/- (Rupees Fifty Lacs) only, paid by the PURCHASER to the VENDOR, the legal receipt whereof the VENDOR does hereby admit and acknowledge and from the same and every part thereof acquit and discharge the PURCHASER forever, the VENDOR do hereby grant, convey, assign, sell and transfer absolutely and forever TO AND UNTO the PURCHASER all that piece and parcel land more-fully described in Schedule below and shown in RED WASH together with all rights of easements, path, pathways, right, light, liberties, privileges and appurtenances, whatsoever and the reversion, remainder or reminders, rent, issued and profits thereof and all right, title, interest, claim and demand of the VENDOR to into and upon the said property hereby granted,


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conveyed, assigned, sold and transferred absolutely and forever TO HAVE AND TO HOLD the same as absolute owner thereof.

2. That the VENDOR covenant with the PURCHASER that the said property hereby granted, conveyed, assigned sold and transferred absolutely and forever to the PURCHASER is free from all encumbrances, charges, trust, liens, lis-pendense, tenancy, attachment and execution, whatsoever and the VENDOR has indefeasible title peaceful possession and absolute and exclusive right to grant, convey, assign, sell and transfer absolutely and forever land described in Schedule below to the PURCHASER and that neither the VENDOR has dealt with the same in any manner previously nor he has entered into any agreement for the sale of the said property in favour of any other person or persons whomsoever.

3. That the VENDOR also covenant that he has not taken any loan from any Bank/s, Financial Institution/s or any other agency or person by encumbering and mortgaging the said property hereby sold to the PURCHASER.

4. That the PURCHASER, who has been put in possession over the Schedule property, shall continue to remain in possession thereof and shall be entitled to erect building and other structures, and use the same in any manner she likes without any let, hindrance, interruption, claims or demand by or from the VENDOR or any person or persons claiming through or under her.

5. That the VENDOR further covenant with the PURCHASER that except the VENDOR and nobody else has or had any right,


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title, interest, share, possession and any manner of concern with the said property in Schedule below.

6. That the VENDOR further covenant with the PURCHASER that the VENDOR shall indemnify the PURCHASER against all losses, damages, claims, demands and liabilities whatsoever, in case the PURCHASER may sustain, pay or incur any loss and damage by reason of any defect in the title of the VENDOR or any person claiming through or under the VENDOR either in equity or in law or in case any encumbrance is discovered latter on.

7. That the PURCHASER shall get mutated her name in respect of the aforesaid property in the Sherista of the State of Jharkhand through the Circle Officer, Bargain Anchal, Ranchi as well as in the office of other Govt. Authorities and she shall pay all the rent and taxes to the concerned Authorities in her own name and obtain receipt for the same.

8. That now the PURCHASER has every right to grant, convey, assign, sell, transfer absolutely and forever and she is also entitled to lease, gift, sell etc. the Schedule property to anybody as she likes.

9. That this transaction has taken place at Ranchi (Jharkhand) with free consent of both the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.



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SCHEDULE PROPERTY

All that piece and parcel of vacant residential land measuring an **Area 09 Katha** [i.e. 14.87 Decimals] of **Revisional Survey Plot No. 411**, marked as Sub Plot No. 411/F, under **Khata No. 75**, bearing **Holding No. 003000290800020** under **Ward No. 3** of Ranchi Municipal Corporation, Ranchi, situated at **Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi** in the **State of Jharkhand**, and more clearly delineated and colored in RED WASH in the map annexed hereto forming a part of this deed.

Butted and Bounded as follows :-

North : Part of R.S. Plot No. 411 (marked as 411/G)
South : Part of R.S. Plot No. 411 (marked as 411/E)
East : R.S. Plot No. 410
West : Ranchi Boriya Road

MEMO OF CONSIDERATION

The PURCHASER has paid Rs 50,00,000/- (Fifty Lacs) only, entire consideration amount of the scheduled property to the VENDOR on or before the execution of this deed through Electronic Transfer by her Bank.

Govt. VALUE: RS 54,67,157/-

CERTIFICATE

CERTIFIED that the land in schedule according to entries in


(RAHUL MODI)
POWER OF ATTORNEY HOLDER
6/3/23



records of right neither Govt. land nor has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

THIS IS FURTHER CERTIFIED that the land neither is tribal land according to Khatian nor connected with any tribal. It is beyond ceiling limit and it does not belong to math, church, or mosque.

IT IS ALSO CERTIFIED that the VENDOR does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

IN WITNESS WHEREOF the VENDOR and PURCHASER have put their signatures to this present at Ranchi on the date, month and year first above written.






WITNESSES :-

1. *Bhaskar*
Vindaka. Srivastava.
S/O dt. Arun Nath Srivastava
Upper Bazar
Ranchi

2. *Prj. Mr. Sini*
Prj. Kumar Sini
S/O. Sri. Bharat Sini
Pardha. Hehal
Ranchi. 834005

Rahul Modi
(RAHUL MODI)
POWER OF ATTORNEY HOLDER
6/3/23

Rahul Modi
(RAHUL MODI)
POWER OF ATTORNEY HOLDER
6/3/23
VENDOR'S SIGNATURE through his ATTORNEY HOLDER






				
Thumb	First finger	Middle finger	Ring Finger	Little Finger



✓

Radhika Modi
6/3/23

PURCHASER'S SIGNATURE AND PHOTOGRAPH

				
Thumb	First finger	Middle finger	Ring Finger	Little Finger

Certified that the finger prints of the left hand of each persons whose photograph affixed in the document have been obtained of me or before me.

Rajesh Kumar Adv
06/03/2023
Drafted by : Rajesh Kumar, Advocate
[Enrolment No. 1639/01]

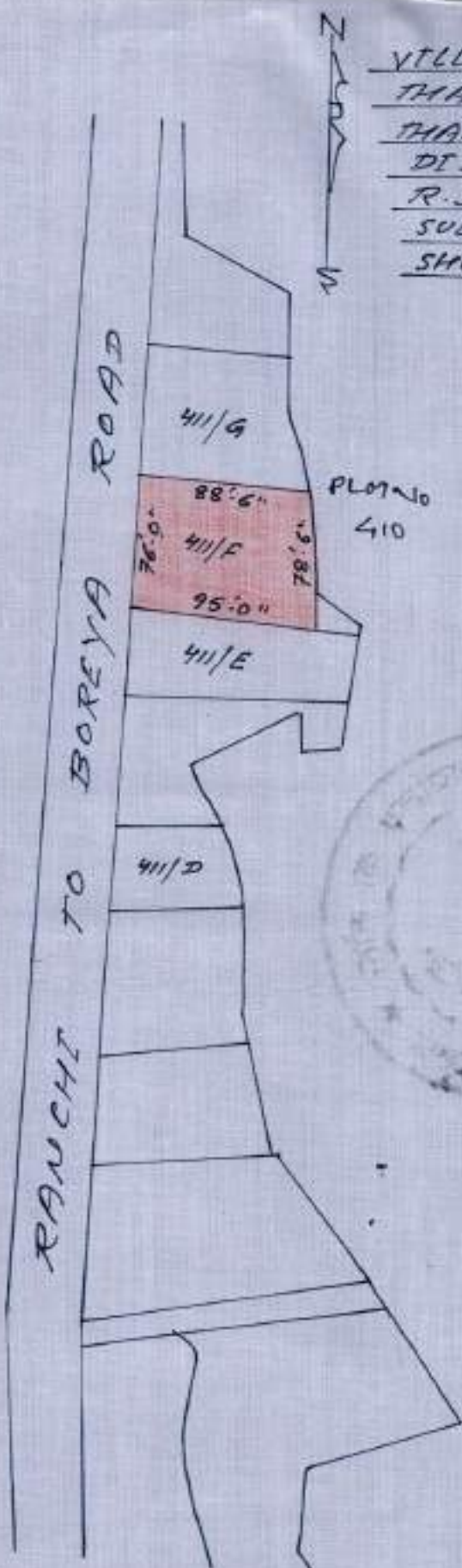
Typed by :

Rajesh Kumar Adv
06/03/2023
Advocate Signature



VILLAGE - CHIRAUNDI
THANA - RANCHI
THANA NO - 186
DIST - RANCHI
R.S. PLOT NO - 411
SUB PLOT NO - 411/F
SHOW IN RED WASH

AREA
09 KATHA



Rahul Modi
(RAHUL MODI)
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6/3/23

[Signature]



राँची समाहरणालय, राँची

(राजस्व शाखा)
आदेश

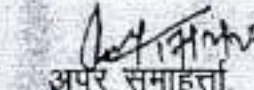
आवेदक श्री सिद्धार्थ श्रीवास्तव, पिता-स्व० सुरेश्वरी प्रसाद श्रीवास्तव, ग्राम-चिरौन्दी, बरियातु जिला-राँची द्वारा समर्पित संलग्न दस्तावेजों के आधार पर अंचल अधिकारी, बड़गाई के पत्रांक-960 दिनांक-07.12.2022 द्वारा जाँचोपरान्त प्रतिवेदन उपलब्ध कराया गया है।

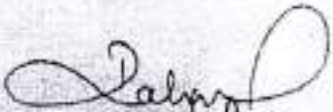
प्रतिवेदनानुसार भूमि का विवरण निम्नवत् है:-

अंचल	मौजा	थाना नं०	खाता सं०	प्लॉट नं०	रकबा	किस्म
बड़गाई	चिरौन्दी	186	75	411	18 कट्टा	गैरमजरूआ मालिक

प्रतिवेदनानुसार आवेदित भूमि मौजा-चिरौन्दी, थाना सं०-186, खाता सं०-75, प्लॉट संख्या-411, रकबा-18 कट्टा भूमि से संबंधित है आवेदित भूमि सर्वे खतियान के अनुसार गैरमजरूआ मालिक किस्म परती कदीम है। आवेदन में संलग्न कागजातों के अनुसार भूतपूर्व जमीन्दार बाबू हरिहर सिंह के द्वारा खाता सं०-75, प्लॉट सं०-411, कुल रकबा-1.96 एकड़ भूमि दिनांक-17.03.1945 को सादा हुकुमनामा के द्वारा शिव शंकर राय को बन्दोबस्ती किया गया। शिव शंकर राय ने पट्टा सं०-7265 दिनांक-27.04.1975 को आवेदित भूमि रत्नेश्वर चौधरी को बिक्री कर दिये एवं लगान निर्धारण वाद सं०-4आर28(2)/64-65 के द्वारा पंजी-11 के भाग सं०-1, पृष्ठ सं०-127 में रत्नेश्वर चौधरी के नाम जमाबन्दी कायम हुआ। तत्पश्चात् रत्नेश्वर चौधरी ने पट्टा सं०-43, दिनांक-3.01.1983 को खाता संख्या-75, प्लॉट संख्या-411, रकबा-09 कट्टा भूमि आवेदक सिद्धार्थ श्रीवास्तव को बिक्री कर दिये। राजस्व पंजी-11 के भाग सं०-2, पृष्ठ सं०-253 में दाखिल-खारिज वाद सं०-510आर27/1992-93 आदेश तिथि-23.09.1992 के द्वारा सिद्धार्थ श्रीवास्तव के नाम जमाबन्दी कायम है एवं पट्टा सं०-41, दिनांक-31.01.1983 को खाता सं०-75, प्लॉट सं०-411, रकबा-09 कट्टा भूमि आवेदक के माता कुमुद श्रीवास्तव पंजी-11, भाग सं०-2, पृष्ठ सं०-254 में दाखिल-खारिज वाद सं०-595आर27/1992-93 के द्वारा कुमुद श्रीवास्तव के नाम जमाबन्दी कायम है। स्थानीय जाँच में पाया गया कि भूमि पर आवेदक का शांतिपूर्ण दखल है।

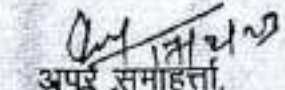
उपरोक्त Genuine Reason के आधार पर पक्षकारों द्वारा प्राप्त आवेदन पर सम्यक जाँचोपरान्त राजस्व निबंधन एवं भूमि सुधार विभाग झारखण्ड सरकार अधिसूचना सं०-13/नि०वि० (निगेटिव लिस्ट)-10/17-585 /नि० राँची, दिनांक 10.10.2019 के कंडिका 3 के प्रावधान के अनुसार उक्त अंचल-बड़गाई, मौजा-चिरौन्दी, थाना सं०-186, खाता सं०-75, प्लॉट संख्या-411, रकबा-18 कट्टा भूमि को प्रतिबंधित सूची से मुक्त करने का आदेश दिया जाता है।

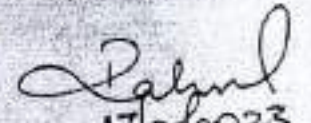

अपर समाहर्ता,
राँची।


17/12/23
उपायुक्त,
राँची।

ज्ञापांक:-...../०७(१)/रा० दिनांक: 17.02.2023 सं०सं०.....

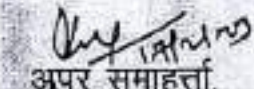
प्रतिलिपि : निदेशक, भू-अर्जन, भू-अभिलेख एवं परिमाण निदेशालय एवं निबंधक महानिरीक्षक, राजस्व निबंधन एवं भूमि सुधार विभाग झारखण्ड सरकार को सूचनार्थ प्रेषित।

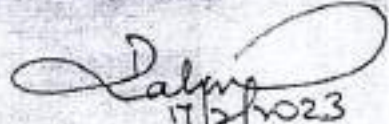

अपर समाहर्ता,
जिला-राँची।


17/2/2023
उपायुक्त,
राँची।

ज्ञापांक:-...../०७(१)/रा० दिनांक: 17.02.2023 सं०सं०.....

प्रतिलिपि : जिला अवर निबंधक राँची को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।
प्रतिलिपि : अंचल अधिकारी बड़गाई, राँची को सूचनार्थ एवं आवश्यक कार्यार्थ प्रेषित।
प्रतिलिपि : श्री सिद्धार्थ श्रीवास्तव, पिता-स्व० सुरेश्वरी प्रसाद श्रीवास्तव, ग्राम-चिरौन्दी, बरियातु जिला-राँची को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।


अपर समाहर्ता,
जिला-राँची।


17/2/2023
उपायुक्त,
राँची।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

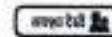
February 27, 2023

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	253													
जिला का नाम	रीवाी	अनुमंडल नाम	सदर	अंचल का नाम	बड़गाई	हलका का नाम	हलका-04	इस्टेट का नाम	झारखंड	खेता का प्रकार	गैरमजसूबा खेत					
मौजा का नाम	चिरेठी	होलिंग संख्या	75/246	लौजी संख्या	0	धाना नम्बर	190	खेता का प्रकार								
श्री सिधार्थ श्रीवास्तव, पिता-श्री सुरेश्वरी कुमार श्रीवास्तव, पति: _____																
खेता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार												लगान	सेस
75	411	9 कठड 0 वर्गफीट	प्रारंभिक खेताबंदी याद संख्या 510 (4) IV/27/92-93 के अनुसार वाद इन्दराज किया गया Vol 2 बुक नं. 1 के पृष्ठ से. 127 से लाया गया (राजस्व कर्मचारी श्री उमेश कुमार) एवं अंचल निरीक्षक (श्री सुधांशु पाठक) के प्रतिवेदन के आधार पर online प्रोटियों का सुधार किया गया।												0.3	0.58
	कुल परिमाण	9 कठड 0 वर्गफीट														
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत पाशु साल	रोड सेस बकाया	रोड सेस पाशु साल	शिक्षा सेस बकाया	शिक्षा सेस पाशु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस पाशु साल	कृषि सेस बकाया	कृषि सेस पाशु साल			
08/07/1993	017050	1993	1994	0	0.3	0	0.08	0	0.15	0	0.15	0	0.2			
08-17-2018	0590216178	2018-2017	2018-2019	0.6	0.3	0.16	0.08	0.3	0.15	0.3	0.15	0.12	0.06			
05-08-2019	0836897524	2019-2020	2019-2020	0	0.3	0	0.08	0	0.15	0	0.15	0	0.06			
04-18-2020	037487963	2020-2021	2020-2021	0	0.3	0	0.08	0	0.15	0	0.15	0	0.06			
09-11-2021	0582934658	2021-2022	2021-2022	0	0.3	0	0.08	0	0.15	0	0.15	0	0.06			
07-02-2022	0307126994	2022-2023	2022-2023	0	0.3	0	0.08	0	0.15	0	0.15	0	0.06			

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 असुविधों के लिए सम्बन्धित अंचलधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

ऑनलाइन जाँचा



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT319122018021103

Date : 2018-12-19

Department / Section : Revenue Section

Ward No : 3

Account Description : Holding Tax & Others

New Ward No : 3

Application No SAF/01/003/3696

New Holding No : 0030002908000Z0

Received From Mr / Mrs / Miss . : **SIDDHARTH SHRIVASTAV S/O SURESHWARI PRASAD SHRIVASTAV**

Address : **CHIROUNDI PO BOREYA RANCHI BOREYA ROAD**

A Sum of Rs. : **5802.00**

(in words) :

Five Thousand Eight Hundred And Two Rupees Only

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

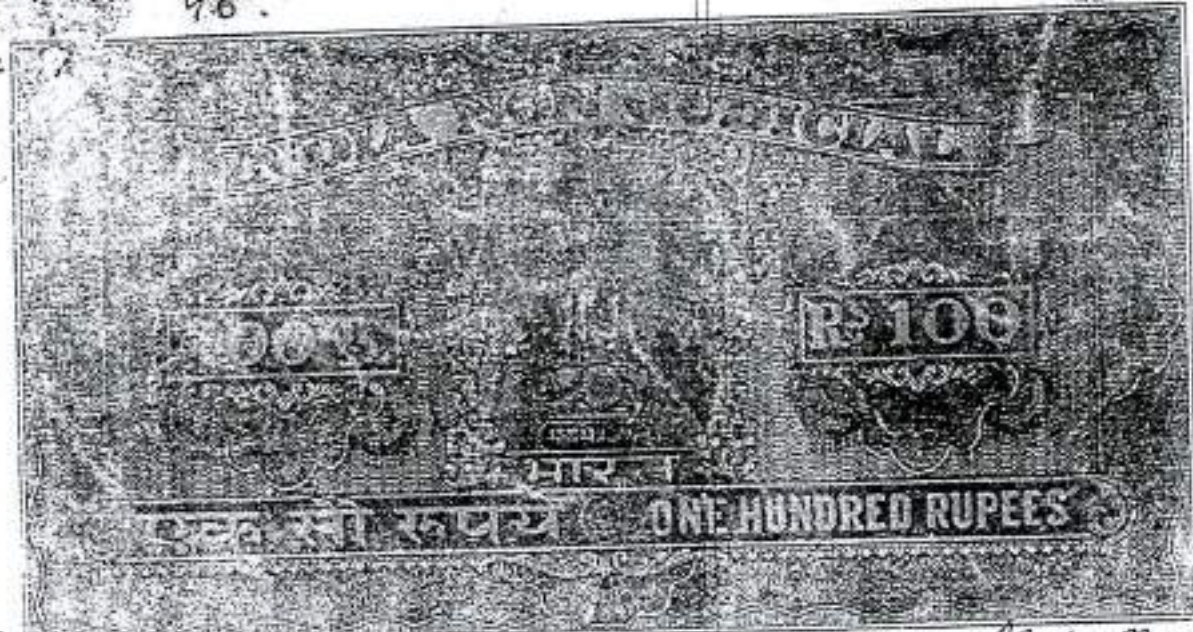
N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to Realisation

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2016-2017	4	2018-2019	3612.24
Total Amount					5802.00
Round Off Amount					0.00
Total Paid Amount					5802.00



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



32

3-1-83

Calcutta

Boresch

4600 pres
23
3-1-83

As/110-25

13-00

14-50

18-00

125-67

Hapal

3-1-83

3-1-83

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3-1-83

Spec for 1983

Official filed

separating from hand

Being no 1/11/83

3/1/83

3/1/83

3/1/83

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3/1/83

1- नान विक्रेता :- श्री रत्नेश्वर बांधरी सुपुत्र स्कीय राधा क्वाल बांधरी जाति

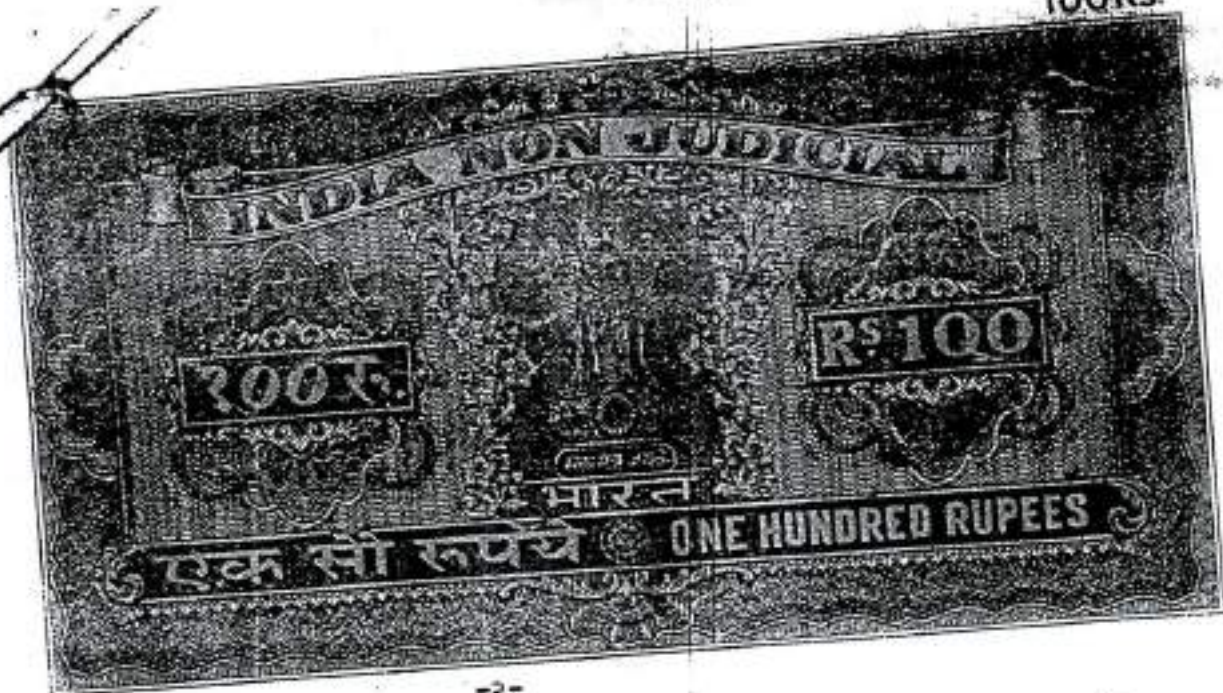
प्राहण व्यक्ताय कृषि निवास स्थान ग्राम हंतना टोल कस टोली धाना जिला रांधी वर्तमान धाना ललपुर जिला रांधी भारतीय राष्ट्रीयता ।

2- नान क्रेता :- श्री सिद्धार्थ श्री वास्तव सुपुत्र श्री सुरेश्वरी प्राद श्री वास्तव जाति जयस्थ व्यक्ताय गृहस्थ निवास धाना रांधी ललपुर जिला रांधी भारतीय राष्ट्रीयता ।

Kalveshwar chandhan

3-1-83

3-1-83



-2-

३- लेख प्रकार :- विध्य पत्र ।

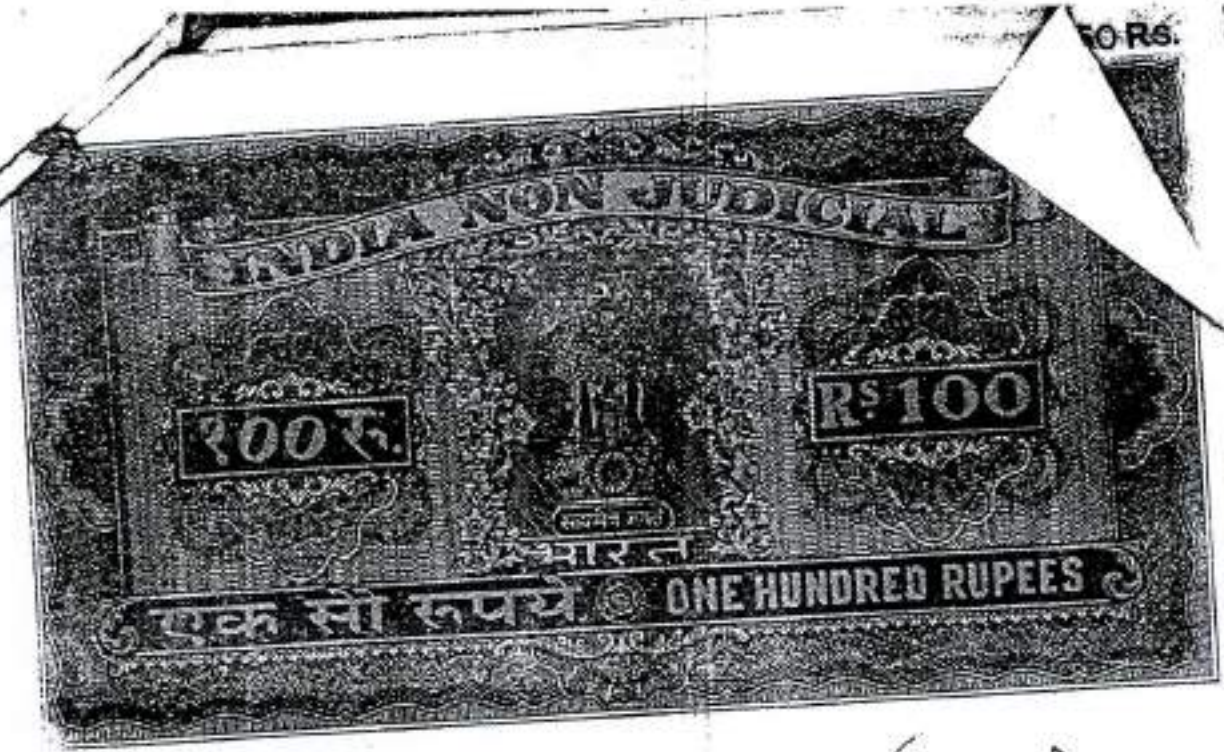
४- मूल्य :- मात्र १०००) पांच हजार रुपया नगद मूल्य तथा मालुमाती प्रति वर्ग पात्र ०-३० फी

२- नाम जमीनदार :- बिहार सरकार टाउन क्वॉटर, रांची ।

६- विवरण भूमि :- मात्र कर्ना क्षेत्र ६ नव कठा भूमि संवत्त्व कायमों रयती ली की दखली बिक्रेता की है जिस पर बिक्रेता का निर्ववाद और निर्विषय पत्रल कबजा है तथा सब प्रकार के मंगला पत्रमाट बंधे है रहित है इस भूमि को स्थिति स्थान ग्राम धिरीडी धाना जिला रांची वर्तमान धाना बरीयातु धाना नं० १८६ खालानं ७५ पवहतर क्षेत्रा नं० ४१९ वार नाँ रगारु संपूर्ण पत्रकाल १ से० ६६ डी० मधे नव कठा कर्ना क्षेत्र भूमि नक्की के अनुसार जो इसके साथ संलग्न है बिक्री वाली भूमि नक्की में लाल रंग से रंग कर दिखलाई गई है और विन्हे ४१९ रफ लिख कर अंकित की गई है उचकी वतु: सिमा और नाम निम्न प्रकार है जिसका जिला और कलकटरी को डी० रजिस्टरार को सब रजिस्टरार रांची पढ़ता है।
उत्तर- सब प्लॉट नं० ४१९ का भाग

Rataneshwar Choudhary
3.1.83

22.5.83
Rataneshwar Choudhary
3.1.83



-२-

दक्षिण - सबै पलॉट नं० ४११ का मांग
 पूर्व - सबै पलॉट नं० ४२०
 पश्चिम - रांभोवाडिया रोड ३ नं० स्टॉन के बाद
 नाम भूमि उत्तर की ओर - ८८ फीट ६ इंच लगभग
 दक्षिण की ओर - ६५ फीट लगभग
 पूर्व - की ओर - ७८ फीट ६ इंच लगभग
 पश्चिम की ओर - ७६ फीट लगभग

संक्षेप

Ratneshwar Choudhary
3.1.83

उपरोक्त पलॉट की भूमि मूल पूर्व की ओर ग्राम विर्वादी की थी उनसे
 श्री शिव लंकर राय सन १९४५ ई० में शक्ति वन्दोक्तर लिये खीर दलकार
 हुए । बाद में श्री शिव लंकर राय इस पलॉट की भूमि को विक्रय
 मात्र रजिस्टरी सिदनांक २९-४-१९७५ ई० को विक्रेता से मूल्य लेकर विक्री
 कर किये उसकी पुस्तक संख्या २ माँलुम ११८ पृष्ठ ६२-७९ निबंध संख्या ७ स्क्रिप्ट
 वर्ष १९७५ ई० रांभो सब रजिस्ट्री ऑफिस में विक्रेता भूमि खीद कर
 का नाम पर खान्सी पूर्वक दलकार



-४-

बले बाते हैं ।

बिक्रेता अपना जति आवश्यक कार्य क्त जेता महोदय से
 उपर लिखे नाम की भूमि का मूल्य मात्र १०००) पाँच हजार रुपया
 नगद मूल्य जो सम्मानुसार उचित यथेष्ट और यथाथ मूल्य है लिया
 और उपर लिखे नाम की भूमि अके हाथ बिक्री कर दिया वो यह
 बिक्रय पत्र उनके नाम और पता में लिख दिया वो दस्तखत कर दिया
 जेता महोदय और उनके उत्तराधिकारी स्थानापन इस नाम की भूमि
 पर दस्तखत होकर वो रह कर अपनी इच्छा अनुसार भवन बटालिका
 रूप निर्माण करार्ये वाटिका लार्वे और स्वयं अपने वात्त करे अथवा
 किराया पर लार्वे किंवा अपनी इच्छा अनुसार इसे बिक्रय पत्र दान पत्र
 मकसुल इत्यादि करे आज के दिनु इस नाम की भूमि पर बिक्रेता और
 उनके उत्तराधिकारी का कोई अधिकार किंवा स्वत्व कुछ भी शेष नहीं

Rabneshwar Choudhary
 3.1.83

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-५-

Ratneshwar chandhary
3.1.83

रहा न रहेगा कि प्रभार का स्वत्व और अधिकार इस नाम की भूमि पर विक्रेता का है अथवा था कि वा होता या सब स्वत्व और अधिकार का का का विक्रेता से बिला होकर उपरोक्त क्रेता मसौदा और उनके उत्तराधिकारी स्थानान्तरण को प्राप्त हुआ वो प्राप्त होगा अब क्रेता मसौदा इस नाम की भूमि के लिये स्टेट से और रावी नगर निगम से अपना नाम विक्रेता के नाम के स्थान में नामांकित करवा लेवे और मालुजारी को टैक्स अपने नाम से देकर सीधे जात अपने नाम से ले लिया करे। विक्रेता ने क्रेता मसौदा को यह विश्वास दिलाते है और जास कराते है कि इस भूमि पर आज तक किसी प्रकार का कृण भार अथवा इससे पहले का बिक्रय इत्यादि विक्रेता ना लिया हुआ नहीं है प्रमाणित होने से उसका देनदार और उत्तरदायी विक्रेता और उनके उत्तराधिकारी है वो होंगे वो को वो देनदार रहेंगे। विक्रेता के स्वत्व में भी किसी प्रकार का बोण

48-1
143
19-211
28/17
4861 PB
48-1
1/3/1

Handwritten scribbles



Chirauṇḍī

नाममौज़ा चिरौंड़ी

नाम घाना राँची

घाना नम्बर १८६

ज़िला राँची

सेल एक माइल बराबर १६ इंच

सन १९३२ - ३३ एसी



मीठा नं० १८७

मीठा नं० १८७

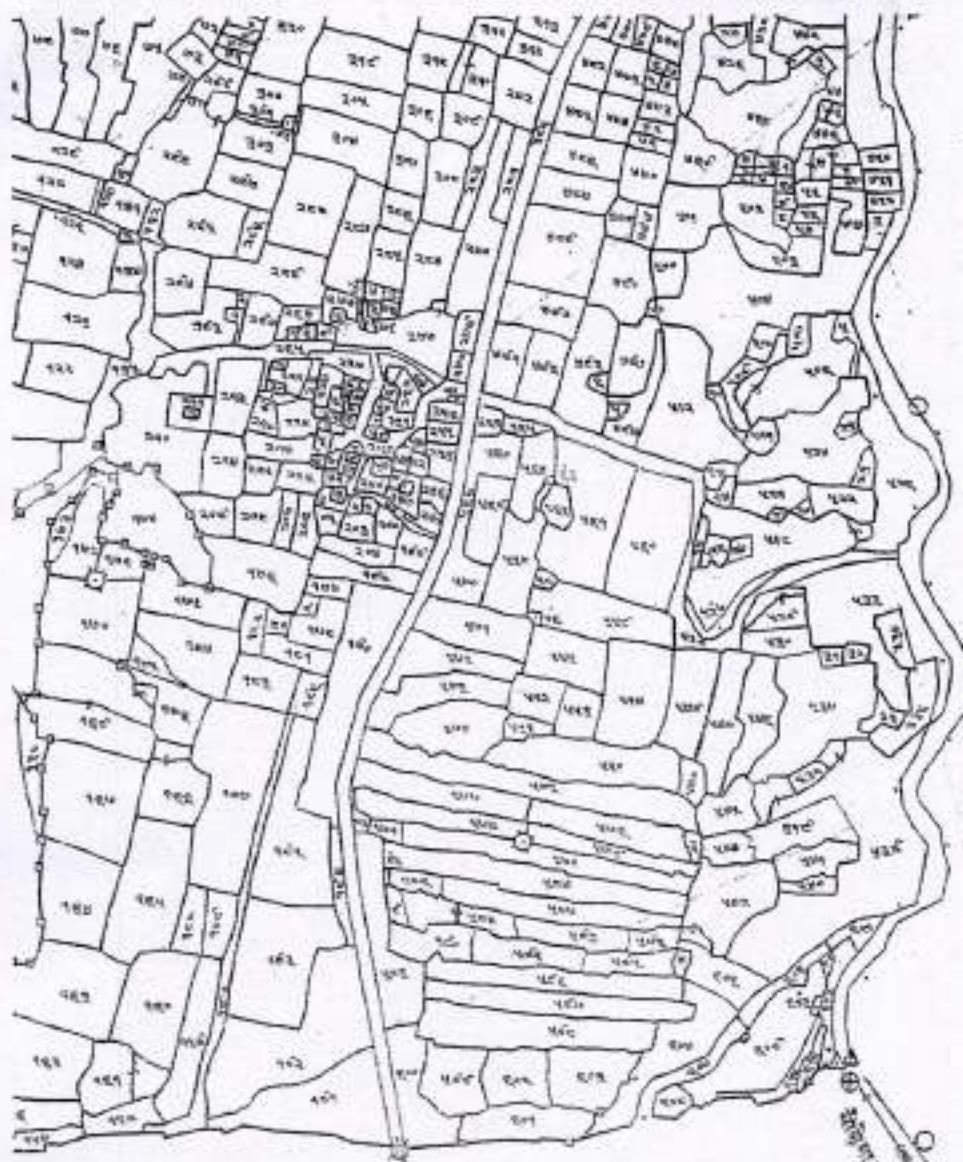
वडवागळे

जोडेबा

मोरहावाडी नं० १८२

मीठा

मोरहावाडी



बोडिया न०१८५

सौरहावाडी न०१८०

११ १२ १३ १४ १५

Scale 16 inches = 1 Mile.



Made and published under the authority of Government

J. M. Taylor
 Superintendent of Survey.



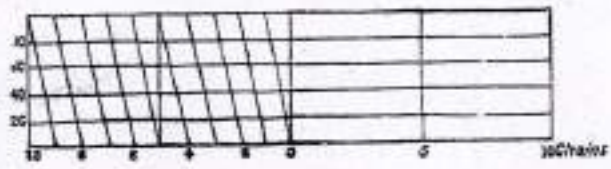
मोहावाडी नं०१८२

मोहावाडी



Scale 16 inches = 1 Mile.

Made and public



अवाकिली मानचित्र वे 2 मी. मी.
 मुद्रित व प्रिन्टिंग सभ्यसिद्धि
 पंजाबी फोटो प्रिंटिंग प्रेस प्रा. लि.
 चिन्ता सर्वेक्षण कार्यालय
 मुलनाथगंज, पटना-7

Taxpayer's Counterfoil

Name of the Assessee RADXXXX MODI

PAN

A Q P P M 2 3 5 4 Q

Major Head

0021 - INCOME-TAX (OTHER THAN COMPANIES)

Minor Head

800 - TDS on Sale of Property

5467030
06032023
ALFPS7325E
BJ6687225
KANKE ROAD

Description of Tax	Amount in Rupees
Basic Tax	54,671.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
TOTAL	54,671.00

HDFC BANK LIMITED

Challan No 280
BSR Code 0510308
Date of Receipt 06/03/2023
Challan Serial No 65945
Assessment Year 2023-24
Bank Reference 65945
Drawn On HDFC Bank Netbanking

Rupees (In words)

INR FIFTY FOUR THOUSAND SIX HUNDRED SEVENTY ONE ONLY

CIN

051030806032365945

Debit Account No.

50200059092931

Payment Realization Date

06/03/2023 13:34:42

Please Save a copy of this Acknowledgement Receipt for your future reference.

Form 26QB

Your E-tax Acknowledgement Number is **BJ6687225**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AQPPM2354Q	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ALFPS7325E
Full Name (Masked) of the Transferee	RADXXXX MODI	Full Name (Masked) of the Transferor	SIDXXXXTH SHRIVASTAV
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Prop

erty Transferee

Name of premises/Building/ Village **NANDAN KANAN**
Flat/Door/Block No. **403**
Road/Street/Lane **LAKE AVENUE**
City/District **KANKE ROAD**
State **JAMMU & KASHMIR**
Pin Code **834008**
Email ID **MODIRAHUL1984@GMAIL.COM**
Mobile No. **8002335092**

Complete Address of the Prop

erty Transferor

Name of premises/Building/ Village **LAJURUS B VATIKA CITY**
Flat/Door/Block No. **21/2**
Road/Street/Lane **SOHNA ROAD**
City/District **ISLAMPUR**
State **HARYANA**
Pin Code **122506**
Email ID **SIDDHARTHSRIVASTAV@YAHOO.CO**
M
Mobile No. **9580511990**

Date of Agreement/Booking	12/12/2018	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	06/03/2023	Whether more than one Transferor/Seller	No
Date of Tax Deduction	06/03/2023		
Payment Type	Lumpsum		

Complete Address of the Prop

erty Transferred

Type of Property	Land
Name of premises/Building/ Village	PLOT 411 KHATA 75
Flat/Door/Block No.	
Road/Street/Lane	CHIROUNDI BARBATU
City/District	RANCHI
State	JHARKHAND
Pin Code	834009

Tax Deposit D

etails

Rate of TDS (in %)	1
Total Amount Paid/Credited currently (B)	5000000
Amount on which TDS to be deducte d (D)	5467030
TDS Amount to be paid	54671
Interest	0
Fee	0
Total payment	54671.00
Value in words	Fifty Four Thousand Six Hundred an d Seventy One Rupees and paise

Total Value of Consideration (Property Value)	5000000	
Total Stamp Duty Value of the Property (in Rs.) (C)	5467030	Whether stamp duty value is higher than sale consideration
Mode of Payment	Online (Net-Banking)	Yes
Bank Name	HDFC Bank	

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

706

जामोद सुकारा भारती
 प्रबोधिनी
 ओप कार्पोरेशन लु गाजीबाद

Page 1 of 8



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Signature

ACC Name: ARBIND KUMAR, ACC Code-UP14003504
 ACC Add: Sub Registrar Noida Mob-9899910606
 License No-91/03, Tehsil & Distt.-Dadri, G.B. Nagar, U.P.

Certificate No. : IN-UP46498651458059T
Certificate Issued Date : 12-Mar-2021 10:12 AM
Account Reference : NEWIMPACC (SV)/ up14003504/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400350480306086454123T
Purchased by : SIDDHARTH SHRIVASTAV
Description of Document : Article 48 Power of Attorney
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SIDDHARTH SHRIVASTAV
Second Party : RAHUL MODI
Stamp Duty Paid By : SIDDHARTH SHRIVASTAV
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

Verified By
 Registration Clerk
 Ghaziabad

Locked By
 Sub Registrar- IIIrd
 Ghaziabad



GENERAL POWER OF ATTORNEY

.....Please write or type below this line.....

Arbind Kumar
 Vyjaylaxmi Shrivastav

Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at 'www.e-stamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and its available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

BE IT KNOWN TO ALL MEN BY THESE PRESENT THAT We, **(1) Mr. SIDDHARTH SHRIVASTAV** (ADHAAR No. 7741 1665 9635 PAN No. ALFPS7325E) son of Late Sureshwari Prasad Shrivastav, permanent resident of Morhabadi, Police Station Bariatu, District Ranchi in the State of Jharkhand, is presently residing at 21/2 Laurus B Vatika City, Sohna Road, Sector 49, Islampur (97) Gurgaon South City II, Farrukhnagar, Gurgaon, Haryana, **(2) Mr. UDAY SHRIVASTAV** (AADHAAR No. 2396 7984 2740 PAN No. ALCPS6794A) son of Late Sureshwari Prasad Shrivastav, is presently residing at 33-34, Elegant Siddhachal Phase 7-B, Off Pokhran Road No 2 Vtc Thane Post Off Apna Bazar, Maharashtra, and **(3) Mrs. VIJAYLAXMI SHRIVASTAV** (AADHAAR No. 7456 5568 3700 PAN No. AGYP89764K) wife of Sri Ajay Kumar Hari Narain and daughter of Late Sureshwari Prasad Shrivastav, is presently residing at C-148, Ashoka Enclave, Part -2, Sector -37, Faridabad, Haryana, all Presently residing of pasonda ghaziabad, do hereby nominate **Mr. RAHUL MODI** (ADHAR No. 9564 0638 3556 PAN No. AICPM8291K)son of Sri Ravindra Modi, resident of 403, Nandan kanan, Lake avenue, Kanke road, Police Station Gonda, District Ranchi, State Jharkhand, an Indian Citizen; as our true and lawful attorney for us and in our names and on our behalf for doing the following acts, deeds and things with respect to our property described in the Schedule given below.



आमोद प्रकार भारतीय
डवोकट

आमोद प्रकाश भारती
डवोकट



आमोद प्रकाश भारती
डवोकट



आमोद प्रकाश भारती
डवोकट

Uday Shrivastav

Vijaylaxmi Shrivastav



आवेदन सं०: 202100739031109

मुख्तारनामा आम

वही सं०: 4

रजिस्ट्रेशन सं०: 706

वर्ष: 2021

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 रजिस्ट्रेशन शुल्क - 500 प्रतिलिपिकरण शुल्क - 60 योग : 560

श्री सिदार्थ श्रीवास्तव,
पुत्र श्री स्व सुरेशचंद प्रसाद श्रीवास्तव
व्यवसाय : अन्य
निवासी: मोरहाबडी पुलिस स्टेशन बरियातु जिला रांची



ने यह लेखपत्र इस कार्यालय में दिनांक 12/03/2021 एव 12:51:28 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सविता शर्मा प्रभारी
उप निबंधक :सदर तृतीय
गाजियाबाद
12/03/2021

निबंधक लिपिक

बही सं०: 4

रजिस्ट्रेशन सं०: 706

वर्ष: 2021

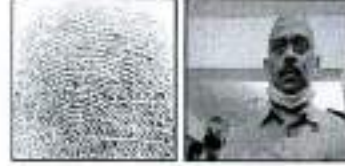
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त मुख्तार कर्ता: 1

श्री सिदार्थ श्रीवास्तव, पुत्र श्री स्व सुरेशवरी प्रसाद श्रीवास्तव

निवासी: मोरहाबडी पुलिस स्टेशन बरियातु जिला रांची

व्यवसाय: अन्य

मुख्तार कर्ता: 2



श्री उदय श्रीवास्तव, पुत्र श्री सुरेशवरी प्रसाद श्रीवास्तव

निवासी: 33-34 ऐलीगेन्ट सिधाचल फेस. 7बी पोखरन रोड न० २ ठाणे महाराष्ट्र

व्यवसाय: अन्य

मुख्तार कर्ता: 3



श्रीमती विजयलक्ष्मी, पत्नी श्री अजय कुमार

निवासी: सी-148 अशोक एन्क्लेव पार्ट-2 से0 37 फरीदाबाद हरियाणा

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



श्रीमती बोबी श्रीवास्तव, पत्नी श्री सिदार्थ श्रीवास्तव

निवासी: 21/2 वाटिका सिटी सोहना रोड से0 49 गुरुग्राम हरियाणा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अजय कुमार, पुत्र श्री सुरेशवरी प्रसाद श्रीवास्तव

निवासी: सी-148 अशोक एन्क्लेव पार्ट-2 से0 37 अमरनगर फरीदाबाद हरियाणा

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

दिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सविता शर्मा प्रभारी
उप निबंधक : सदर तृतीय
गाजियाबाद

निबंधक लिपिक

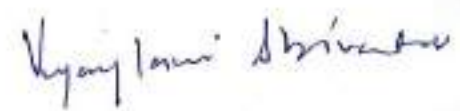
WHEREAS the said Executants No. 1 namely Mr. Siddharth Shrivastav son of Sri Sureshwari Prasad Shrivastava had owned and possessed the piece and parcels of land measuring an Area 9 Katha (i.e. 14.87 Decimals), bearing Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F under Khata No. 75, Khewat No. 2 of Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, through registered deed of sale on 03rd day of January' 1983, vide Serial No. 46 and Deed No. 43, which is registered and entered in Book No. 1, Volume No. 43, Page Nos. 19 to 24 for the year 1983 at the office of the District Sub Registrar, Ranchi,

WHEREAS the Executants Sl. No. 1 to 3 are possessed the piece and parcels of land measuring an Area 6.75 Katha (i.e. 11.157 Decimals) out of total area 9 Katha (in respect of their share) of Revisional Survey Plot No. 411 marked as Sub Plot No. 411/G under Khata No. 75, Khewat No. 2, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi through the Hindu Succession Act, and Executant is **Mr. SIDDHARTH SHRIVASTAV** the sole title holder of land measuring an Area 9 Katha (i.e. 14.87 Decimals) of Revisional Survey Plot No. 411, marked as Sub Plot No. 411/F under Khata No. 75, Khewat No. 2, situated at Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi.

AND WHEREAS we are engaged in various activities and not in a position to look after and manage the Scheduled Property as per our intention and satisfaction. Therefore, We do hereby authorize and empower our said attorney to do the following acts, deeds and things in respect of our property on our behalf and in our name.





1. To manage control and look after the said landed property and take all steps towards the maintenance, looking after and managing the said property.
2. To sign and execute any Sale Deed/Deeds or any such other conveyance deed in favour of the intended Purchaser/Purchasers with respect to the landed property or part of parts of it through several deeds, and present the same for registration before the Registering Authority, to give or admit valid discharges of the same and to take back any such deed or conveyances after registration.
3. To Swear affidavits, sign petition, application, plaints, verifications etc. as and when so required under the law in force for the time being.
4. To represent us or the principal in Government Offices, Semi Government, Undertakings, Private or Public Organization, Corporation, Municipal corporation, Courts, etc., as and when required in respect to registration of the Schedule property.
5. AND to do all things, acts or deeds as here above stated and we undertake to rectify and confirm all such lawful acts, deeds and things done by virtue of this Power.



Uday Srivastava Vyaylani Shrinidhi




The Schedule**(Schedule of the land)**

All that piece and parcel of the land being the portion of the **Revisional Survey Plot No. 411**, under **Khata No. 75**, marked as **Sub Plot No. 411/F** measuring an area of 09 Kathas (i.e. 14.87 Decimals) AND **Sub Plot No. 411/G** measuring an Area 6.75 Katha out of total area 09 Katha (in respect of Executant No. 1 to 3 shares), i.e. aggregate **Area 15.75 Katha** more or less, being **Holding No. 003000290800020 & 003000291000020** under **Ward No. 3** of Ranchi Municipal Corporation, Ranchi, situated at **Village Chiroundi, Police Station Bariatu, Revenue Thana No. 186, District Ranchi, State Jharkhand**, and more clearly delineated and colored in RED WASH in the map annexed hereto forming a part of this deed.

Mouza	Khata No.	Plot No.	Sub Plot No.	Area
Chiroundi	75	411	411/F	09 Katha
			411/G	6.75 Katha out of 9 Katha (Principal's Share)
Total Area				15.75 Katha

total area
6/3/20

 uday singh shrivastava by a/lawyer shivastava

Sub Plot No. 411/F is Butted and Bounded as follows :-

North : Part of R.S. Plot No. 411 (marked as 411/G)
South : Part of R.S. Plot No. 411 (marked as 411/E)
East : R.S. Plot No. 410
West : Ranchi Boriya Road

Sub Plot No. 411/G is Butted and Bounded as follows :-

North : Part of R.S. Plot No. 411
South : Part of R.S. Plot No. 411 (marked as 411/F)
East : R.S. Plot No. 410
West : Ranchi Boriya Road

6. That this General power of attorney is Revocable and without any sale consideration.

7. That this document has been drafted by the Deed Writer/Advocate on the basis and light of documentary evidence, which was provided by the Executant/s to the Deed Writer/Advocate, under the verbal statement of the EXECUTANT, and for which the all liabilities and responsibility shall be of both the parties, and Deed Writer/Advocate and Stamp Vendor shall have not any one kinds of liabilities and responsibility in this GPA.

AND ALSO Generally to do all other acts, deeds and things even which have not been specified above but which may become necessary to be performed at any stage by the said GENERAL ATTORNEY(S). in respect of the above said property.

The EXECUTANT do hereby ratify and confirm and to undertake to be bound by all whatsoever the said GENERAL ATTORNEY shall do or perform or cause to be done or performed pursuant to or by virtue of these presents in all respects.

 *Madayshriwastav Vyaytanw Shrivastav*

IN WITNESS WHEREOF, the EXECUTANT, has executed this G.P.A. AT Ghaziabad, in the presence of the following witnesses, who have also signed in the presence of the EXECUTANT.

WITNESSES:

1. Bobby Shrivastav

BOBBY SHRIVASTAV
W/O SHRI SIDDHARTH SHRIVASTAV
R/O 21/2, LAURUS 8, VATIKA CITY,
SOHNA ROAD, SECTOR-49 GURUGRAM HARYANA
(ADHAR NO 6052 5008 1468)



EXECUTANT

Ajay Srivastav

Vijay Kumar Srivastav

2. Ajay Kumar

AJAY KUMAR
S/O SHRI HARI NARAIN
R/O C-148, ASHOKA ENCLAVE
PART-2, SEC-37 AMARNAGAR
FARIDABAD HARYANA
(ADHAR NO 4616 0292 4010)



आमोद प्रकाश भारती
अध्यक्ष
आय कमीशन तह गाठबाद



आमोद प्रकाश भारती
अध्यक्ष
आय कमीशन तह गाठबाद

आमोद प्रकाश भारती
अध्यक्ष
आय कमीशन तह गाठबाद

CA-159 Tazki-e-Aamounat Ghaziabad

अवर निबंधन कार्यालय, ग्रामीण क्षेत्र, राँची में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र.सं.	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 भोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित



6/13

Pre Registration Docket

Date :- 06-03-2023 01:24 pm

Office Name :- SRO - Ranchi
Token No:- 202300029787

Appoinment :- 06-Mar-2023 Time:- 12:6

Article	Sale Deed
Pre Registration Date	05-Mar-2023
No. Of Pages	40
Stamp Duty	218684
Paid Stamp Duty	0
Total Fees	₹ -2,18,684.

Property Id: **923457**

Valuation No. : 1251736 / 2023		:- 2022-2023		Date : 05-March-2023 11:53:AM	
State : Jharkhand		District : Ranchi		Tahsil : Baragai	
Land Type : Urban		Corporation : Ranchi Municipal Corporation Chiraundi		Village/City : Chiraundi	
Chiraundi Word No 3 - Main Road					
Volume Number - 2					
Page Number - 253					
Holding Number - 0030002908000Z0					
Khata Number - 75					
Plot Number - 411					
Ward Number - 3					
Property Rates					
Residential Land (Y)					
₹367655/- Decimal					
Valuation Rule : Residential Land					
Property Details					
1	Land area	14.87 Decimal			
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 14.87 x 367655=5467029.85		₹54,67,030/-	
A	Total			₹54,67,030/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹54,67,100/-	
Total Amount-in Words : Fifty Four Lakhs Sixty Seven Thousands One Hundred Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 410, West: RANCHI BOREYA ROAD, South: PART OF R.S. PLOT NO. 411 (MARKED AS 411/E), North: PART OF R.S. PLOT NO. 411 (MARKED AS 411/G)
Area	Land area : 14.87 Decimal
Other Description of the Property	Pin Code - 834006
Government/Market Value	5467029.85
Transaction Amount	5000000

SELLER	-Mr. SIDDHARTH SHRIVASTAV Thro, Address - MORABADI, P.S. - LALPUR, DISTRICT - RANCHI, STATE - JHARKHAND, PRESENT ADDRESS - 21/2 LAURUS B VATIKA CITY, SOHNA ROAD, SECTOR 49, ISLAMPUR GURGAON SOUTH CITY II, FARRUKHNAGAR, GURGAON, HARYANA- ,Father/Husband Name LATE SURESHWARI PRASAD SHRIVASTAV , PAN No.- *****325E,Permission Case No.- , Aadhaar No. *****9635
	-Mr. RAHUL MODI , Address - 403, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND- ,Father/Husband Name RAVINDRA MODI , PAN No.- *****291K,Permission Case No.- , Aadhaar No. *****3556
PURCHASER	-Mrs. RADHIKA MODI, Address - 403, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND- ,Father/Husband Name SURESH KHEMKA , PAN No.- *****354Q,Permission Case No.- , Aadhaar No. *****9178

Witness Information	Mr. RAJ KUMAR SINGH , Address - BESIDE MANAS MEDICAL HALL, PANDRA, P.S. - PANDRA, DISTRICT - RANCHI, STATE - JHARKHAND-, Father/Husband Name-BHARAT SINGH
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Identifier Details	Mr. VINOD KUMAR SRIVASTAVA , Address - 6TH RUKMINI CENTRE, NEAR GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND-, Father/Husband Name-LATE PREM NATH SRIVASTAVA
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Fee Rule:Sale Deed		
1	Stamp Duty	2,18,684

1	SP	1,080
Total		1,080

Fee Rule:Sale Deed		
1	A1	1,64,013
2	LL	3
3	PR	1
4	I fee	5,000

5	M(b) Fee	150
Total		1,69,167

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.

Ramesh Singh
06/03/2023

Deed Writer / Advocate

Radhika Modi

Vendee / Claimant

Ramesh Singh

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-06-Mar-2023

- Government/Market Value: ₹5467100/-
- Transaction Amount: ₹5000000 /-
- Paid Stamp Duty: ₹218700 /-

Receipt : 793911

Receipt Date : 06-03-2023

Presenter Name: RAHUL MODI

PR ₹1

SP ₹1200

I fee ₹5000

M(b) Fee ₹150

LL ₹138

A1 ₹164013

Stamp Duty ₹218700

On Date 06-03-2023 Presented at SRO - Ranchi

Signature of Presenter

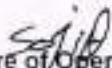
SRO - Ranchi

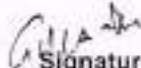
Total	₹389200
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	218684	218700	-16	GRAS	RadhikaModi	GRN Number : 2316087872 DEPT Transaction Id : 3760a8e42d44a16685e4 Transaction Type :	218700
PR	1	1	0	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	1
SP	1200	1200	0	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	1200

I fee	5000	5000	0	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	150
A1	164013	164013	0	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	164013
LL	3	136	-133	GRAS	RadhikaModi	GRN Number : 2316087852 DEPT Transaction Id : eeb234ae176f3707b072 Transaction Type :	136
Sub Total	389051	389200	-149				

Article : Sale Deed Number of Pages : 80


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 :- 202300029787

Deed Type	Sale Deed
Number of Pages	80
Fee Details	Stamp Duty :- Rs. 218684, PR :- Rs. 1, SP :- Rs. 1200, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 164013, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.5467030/- ,Transaction Amount :- Rs.5000000/-
Property Details	District :- Ranchi , Tehsil :- Baragal , Village Name :- Chiraundi Location :- Main Road, Chiraundi Word No 3 Property Boundaries :- East: R.S. PLOT NO. 410, West: RANCHI BOREYA ROAD, South: PART OF R.S. PLOT NO. 411 (MARKED AS 411/E), North: PART OF R.S. PLOT NO. 411 (MARKED AS 411/G) Volume Number - 2Page Number - 253Holding Number - 0030002908000Z0Khata Number - 75Plot Number - 411Ward Number - 3 Area Of Land :- 14.87 Decimal

Sh./Smt. RAHUL MODI s/o/d/o/w/o RAVINDRA MODI has presented the document for registration in this office







today dated :- 06-Mar-2023 Day :- Monday Time :- 14:19:43 PM






RAHUL MODI (Power Of Attorney)

Party Name	Document Type	Document Number
RAHUL MODI	PAN/UID	AICPM8291K

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SIDDHARTH SHRIVASTAV Thro ... Jharkhand PAN No.: ALFPS7325E	No	Address:-	RAHUL MODI ... Jharkhand PAN No.: AICPM8291K	SELLER Age:53			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	RAHUL MODI Address1 - 403, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - , , , Jharkhand PAN No.: AICPM8291K, Permission Case No.-	Yes	RAHUL MODI Address:- 403 4th Nandan Kanan Apt, , Lake Avenue Kanke Road, , Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		SELLER Age:39			
3	RADHIKA MODI Address1 - 403, NANDAN KANAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - , , , Jharkhand PAN No.: AOPPM2354Q, Permission Case No.-	Yes	RADHIKA MODI Address:- Nandan Kanan 403 4th Floor, Beside Reliance Mart, Lake Avenue, Kanke Road, Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		PURCHASER Age:36			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VINOD KUMAR SRIVASTAVA S/o-D/o LATE PREM NATH SRIVASTAVA Address1 - 6TH RUKMINI CENTRE, NEAR GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND, 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	<p>RAJ KUMAR SINGH</p> <p>Address1 - BESIDE MANAS MEDICAL HALL, PANDRA, P.S. - PANDRA, DISTRICT - RANCHI, STATE - JHARKHAND, Address2 - . . . Jharkhand</p>			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAHUL MODI**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**VINOD KUMAR SRIVASTAVA**) Son/Daughter/Wife of (**LATE PREM NATH SRIVASTAVA**) resident of (**6TH RUKMINI CENTRE, NEAR GANDHI CHOWK, UPPER BAZAAR, P.S. - KOTWALI, DISTRICT - RANCHI, STATE - JHARKHAND**) and by occupation (**Service**).

Signature of Registering Officer

Date:- 06-Mar-2023

Seal and Signature of Registering Officer



Token No.: 202300029787

CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **06-Mar-2023** by **RAHUL MODI**, S/O, D/O, W/O **RAVINDRA MODI** resident of 403, NANDAN KAMAN, LAKE AVENUE, KANKE ROAD, P.S. - GONDA, DISTRICT - RANCHI, STATE - JHARKHAND..

This deed was registered as Document No:- **2023/RAN/1906/BK1/1727** in Book No :- **BK1**, Volume No :- 233 from Page No :- 281 to 360 at, office of **SRO - Ranchi**

Date:- **06-Mar-2023**

Registering Officer

