

1437

1308



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ea11534117a9ce0bf1d4

Receipt Date : 15-Feb-2024 03:01:46 pm

Receipt Amount : 33145/-

Amount In Words : Thirty Three Thousands One Hundred And Forty Five Rupees Only

Token Number : 202400019741

Office Name : SRO - Ranchi

Document Type : Gift

Payee Name : PUSHPA CHOUDHARY AND OTHERS (Vendor)

GRN Number : 2400695467



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27 के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची 1 या 1 के सं. 331V के अधिन यथावत स्टाम्प सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

Vaibhav Mani Tripathi
DSR, Ranchi

निबंधन पदाधिकारी
16/02/2024

अनुसूचित
16/02/2024
Sathendra Kumar
Prantraan Kumar
16/02/2024

रिजिस्ट्रार

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।

16/02/24
 सम्पत्ति का मूल्य - 526,500
 मुद्रांक - 33145
 T.D.S. -



मार्ग दर्शिका पंजी से मिलान किया
 जमीन का दर/डी० 526,500
 लक्का कमान का दर/वर्ग फीट
 पक्का कमान का दर/वर्ग फीट
 प्लैट का दर/वर्ग फीट

प्राप्त पशुपालन को भूमि घोटाला
 एवं खासमहल लीज की सुध
 में वर्णित प्लॉट एवं नाम दर्ज
 नहीं है।
 16/02/24



GIFT DEED

THIS DEED OF GIFT IS MADE ON THE 16th day of February 2024
 at Ranchi.

Rohit Kumar
 ADVOCATE
 Civil Court, Ranchi

BETWEEN

(1) **SMT ANJU SINGH**, Date of birth 11.01.1986, (UID NO XXXX XXXX 4373), (PAN NO EADPS5077Q), (MOB NO 0431171931), wife Sri Prakash Kumar Singh, Daughter of Sri Arjun Singh, Grand daughter of Late Ram Lal Singh, by faith Hindu, by Caste General (Uncovered by C.N.T. act 1908), by occupation Business resident of New area Balihar Road, Morabadi, P.S. Bariatu, District- Ranchi, Jharkhand, (2) **SMT MRIDULA DEVI**, Date of Birth 01.01.1955, (UID NO XXXX XXXX 6434), (PAN NO EOPPD6499F), (MOB NO 6202658295) wife of Late Dinesh Choudhary, Daughter of Late Upendra Choudhary, Grand daughter of Late Tanik Lal Choudhary, by faith Hindu, by Caste General (Uncovered by C.N.T. act 1908), by occupation House wife, resident of Qt No 2964 H.E.C,

16/02/2024
 Smt Anju Singh
 Smt Mridula Devi
 16/02/2024

③
 Thumb
 Index
 Middle
 Ring
 Little

①
 Thumb
 Index
 Middle
 Ring
 Little

मेरे भवनाथ जलमयी भूमि से
 प्राप्त... 331... प्लॉट... 1455
 पर मिलान किया दर्ज नहीं पाया

-1-
 प्रमाणित वन भूमि
 में दर्ज नहीं है।
 16/02/24



ATTESTED
 Rohit Kumar
 ADVOCATE
 CIVIL COURT, Ranchi



अङ्गुलिका
 Thumb Index middle Ring Little



दिनांक 16/02/24, जमाना 10/01
 राजस्तरान अधिनियम 1938 धारा 52 के निघन 33
 श्री Angu Singh
 पिता श्री/स्व. Rajun Singh
 निवास स्थान Berinty Ranchi
 पेशा Business
 अवर निर्वाह... द्वारा प्रमाणित
 मुख्तार-नामा सं०... के अधीन
 लेख्यकारिदों या दावेदारों में से एक को...
 के अधिकारी में दि०... को चुनाईम/अपराहन
 में अवर निबंधन दायरता... में
 निबंधन के लिए पेश किया

Mupali

Vaibhav Mani Tupaathi
 DSR, Ranchi

निघन पदाधिकारी का हस्ताक्षर
 16/02/2024

Grand Son of Late Jagdish Ram, by faith Hindu, by occupation Service, resident of Harmu Basti Road NO 1, Karma Chowk, Harmu, P.S. Doranda, District Ranchi, Jharkhand, 834002 (hereinafter called the **DONEE**) of the **OTHER PART**.

AND WHEREAS Donor No 1 Smt Anju Singh wife of Sri Prakash Kumar Singh have purchased the land being portion of R S Plot No 1495 Sub Plot No 1495/A-3 under Khata No 371 measuring an area 6 Decimal out of 24 Decimal Situated at Village Misirgonda alias Pahar Gonda, P.S.- Gonda, Thana No-191, by virtue of registered Deed of sale, the sale deed executed before District Sub Registrar Ranchi on 15.12.2011 and entered in Book No 1, Volume No 15, Page No 461 to 488 Deed No 394/358 in the year 2011.

AND WHEREAS after purchasing the land **Smt Anju Singh** become the absolute owner of land measuring an area 6 Decimals and mutated her name in Town Anchal, Ranchi vide Mutation Case No. 8304 R 27/2011-12 and paying rent to the government regularly vide rent receipt No 0444180971 and entered in Register II in Volume No 11 Page No 250 and also mutated his name in Ranchi Municipal Corporation Ranchi vide Holding No 002000438400020 and paying taxes to the government.

AND WHEREAS Donor No 2 Smt Mridula Devi wife of Late Dinesh Choudhary have purchased the land being portion of R S Plot No 1495 Sub Plot No 1495/A-4 under Khata No 371 measuring an area 6 Decimal out of 24 Decimal Situated at Village Misirgonda alias Pahar Gonda, P.S.- Gonda, Thana No-191, by virtue of registered Deed of sale, the sale deed executed before District Sub Registrar Ranchi on 15.12.2011 and entered in Book No 1, Volume No 15, Page No 377 to 404 Deed No 391/355 in the year 2011.

Satyendra Kumar
Shankara Kamari
Rajendra Singh

शुभ
२५/१२/११
LMDH

AND WHEREAS after purchasing the land **Smt Mridula Devi** become the absolute owner of land measuring an area 6 Decimals and mutated her name in Town Anchal, Ranchi vide Mutation Case No. 8302 R-27/2011-12 and paying rent to the government regularly vide rent receipt No 0971381232 Entered in Register II in Volume No 11 Page No 248 and also mutated his name in Ranchi Municipal Corporation Ranchi vide Holding No 0020009802000Z0 and paying taxes to the government.

AND WHEREAS Donor No 3 Smt Pushpa Choudhary wife of Sri J. S. Choudhary have purchased the land being portion of R S Plot No 1495 Sub Plot No 1495/B-1 under Khata No 371 measuring an area 2 Decimal Situated at Village Misirgonda @ Pahar Gonda, P.S.- Gonda, Thana No- 191, by virtue of registered Deed of sale, the sale deed executed before District Sub Registrar Ranchi on 22.07.2021 and entered in Book No 1, Volume No 218, Page No 399 to 460 Document No **2021/RANU3/1898/BK1/1738** in the year 2021.

AND WHEREAS after purchasing the land **Smt Pushpa Choudhary** become the absolute owner of land measuring an area 2 Decimals and mutated her name in Hehal Anchal, Ranchi vide Mutation Case No. 1115 R-27/202-23 and paying rent to the government regularly vide rent receipt No 0805823044 Entered in Register II in Volume No 19 Page No 49 and also mutated his name in Ranchi Municipal Corporation Ranchi vide Holding No 0020009791005Z0 and paying taxes to the government.

AND WHEREAS Donor No 4 Sri Satyendra Kumar son of Sri Om Prakash Saw and **Donor No 5 Smt Prarthana Kumari** wife of Sri Satyendra Kumar have purchased the land being portion of R S Plot No 1495 Sub Plot No 1495/B-3 under Khata No 371 measuring an area 6 Decimal Situated at Village

Satyendra Kumar
& Prarthana Kumari
22/07/21

18/07/21
Smt Pushpa
Choudhary

Misirgonda @ Pahar Gonda, P.S.- Gonda, Thana No- 191, by virtue of registered Deed of sale, the sale deed executed before District Sub Registrar Ranchi on 30.12.2020 and entered in Book No 1, Volume No 300, Page No 271 to 392 Document No **2020/RANU3/2738/BK1/2466** in the year 2020.

AND WHEREAS after purchasing the land **Sri Satyendra Kumar** and **Smt Prarthana Kumari** become the absolute owner of land measuring an area 6 Decimals and mutated their name in Hehal Anchal, Ranchi vide Mutation Case No. 2149 R-27/2020-21 and paying rent to the government regularly vide rent receipt No 0603960549 entered in Register II in Volume No 18 Page No 44 and also mutated their name in Ranchi Municipal Corporation Ranchi vide Holding No 002000979400520 and paying taxes to the government.

AND WHEREAS Donor No 6 Smt Rinku Devi wife of Sri Basant Kumar Tiwari have purchased the land being portion of R S Plot No 1495 Sub Plot No 1495/B-2 under Khata No 371 measuring an area 7 Decimal Situated at Village Misirgonda @ Pahar Gonda, P.S.- Gonda, Thana No- 191, by virtue of registered Deed of sale, the sale deed executed before District Sub Registrar Ranchi on 08.07.2020 and entered in Book No 1, Volume No 136, Page No 405 to 486 Document No **2020/RANU3/1168/BK1/1085** in the year 2020.

AND WHEREAS after purchasing the land **Smt Rinku Devi** become the absolute owner of land measuring an area 7 Decimals and mutated her name in Hehal Anchal, Ranchi vide Mutation Case No. 422 R-27/2020-21 and paying rent to the government regularly vide rent receipt No 0644244694 entered in Register II in Volume No 18 Page No 5 and also mutated her name in Ranchi Municipal Corporation Ranchi vide Holding No 002000979200520 and paying taxes to the government.

Satyendra Kumar
Prarthana Kumari
Rinku Devi

31st Dec
1002/1168/BK1/1085
11441

AND WHEREAS in order to construct a building over the land mentioned herein above the DONORS have got a building plan to be sanctioned by C.E.O. Ranchi Municipal Corporation, Ranchi vide B.C. Case No. **RMC/BP/0158/W02/2023**, dated 07.08.2023.

AND WHEREAS for the development or widening of road in front of the above mentioned land the DONORS 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 GIFT WITNESSES AS FOLLOWS :-

1. That in pursuance of the said intention and consideration of benefits of the society as whole the DONORS 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 **42.3** sq. mt. more fully described in the Schedule below The value of land is **Rs. 5,26,500/- (Rupees Five Lack Twenty Six Thousand Five Hundred only)**.
2. And that the said DONEE i.e. the State shall and may from time to time and at all times hereafter peaceable and quietly use the said strip of land as a public property and shall have liberty to construct the road etc.

AND THAT the **DONORS** hereby declares that neither the DONORS nor their legal heirs shall claim any right, title or interest over the schedule land and shall not encroach the said strip of land.

Satyendra Kumar
9 Bantaha Kumaari
Ranchi

15/08/23
Ranchi
11/08/23

IN WITNESSES WHEREOF the said **DONORS** 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 under Khata No 371, Plot No.1495, Sub Plot No.1495/ A-3, area 6 Decimal, Sub Plot No A-4, area 6 Decimal, Sub Plot No B-1, area 2 Decimal, Sub Plot No B-3 area 6 Decimal, and Sub Plot No B-2 area 7 Decimal total area Area- 27 Decimal Situated at Village Misirgonda alias Pahar Gonda, P.S.- Gonda, Thana No- 191, Khewat No 17 within ward No 2 New & Old Ward No 2, Holding No 0020004384000Z0, 0020009802000Z0, 0020009791005Z0, 0020009794005Z0 and 0020009792005Z0 respectively in District Ranchi, Municipal Corporation, Town and District of Ranchi, in the State of Jharkhand, which has been butted and bounded as follows:-

NORTH : Plot No 1485 and Part of Plot No 1495/A
SOUTH : 15 wide Proposed Road.
EAST : Village Road
WEST : Sub Plot No 1495 B-1

Widening Size **42.3 sq.mt, 455.15 Sq. ft. 1.044 Decimal.**

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedule is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan land,

*Satpanda Kumar
of Pahar Gonda
P.S. Gonda
District Ranchi*

*13/03/2017
13/3/2017
13/3/2017*

the land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L. or E.C.L.

IT IS FURTHER CERTIFIED that the land does not belong to Adivasi Khata, nor connected with any member of Scheduled Tribe and this land is free from C.N.T and ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that the said land has not been mortgaged with any financial institution.

WITNESSES :

1. Sushil Kumar Nand Singh
S/o Late Balakrishna Singh
3A Dhara Apartment
Bariatu Road
Ranchi - 834009

Porakush Kumar
S/o Borahander Singh
Singh Morabadi
2. Beelihar Road
Ranchi 834008

16/02/2024

DONORS

1. अशोक सिंह
2. श्रीमती श्रीमती
3. श्रीमती
4. Satyendra Kumar
5. Prathana Kumari
6. श्रीमती श्रीमती

16/02/2024

Signature, Photo and finger prints of the DONEE



ATTESTED

16/02/2024
Rohit Kumar
ROHIT KUMAR
ADVOCATE
CIVIL COURT, Ranchi

Satyendra Kumar
Pratima Kumari
16/02/2024

Little	Ring	Middle	Index	Thumb

16/02/2024
16/02/2024
16/02/2024

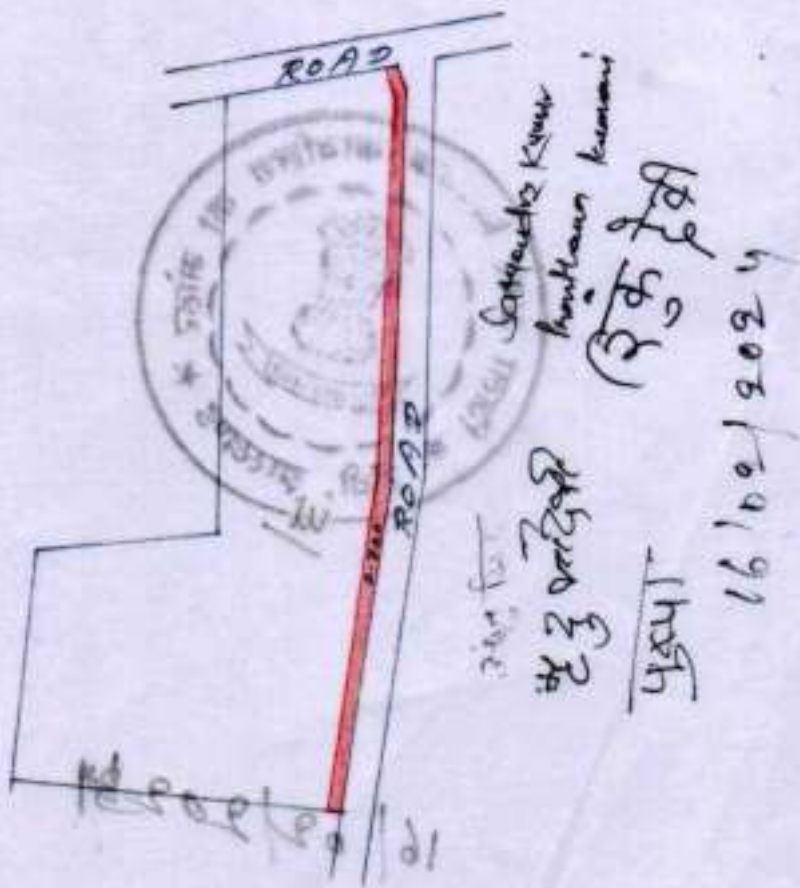
Certified that the finger prints of the left hand of each person whose photographs is affixed in the document have obtained by me or before me.

16/02/2024
Rohit Kumar
ROHIT KUMAR
ADVOCATE
CIVIL COURT, Ranchi

Typed by :-

Drafted by :-
16/02/2024
Rohit Kumar
ADVOCATE
CIVIL COURT, Ranchi

VILLAGE - MISIRGONDA @
PAHARGONDA, THANA - GONDA
THANA NO - 191, DIST - RANCHI
KHATA NO - 371, PLOT NO - 1495
WARD NO - 2
AREA - 455.15 SFT (1.044 DECIMAL)



Chitwanpur Settlement
KHATTIAN Form (Lower half)

Confession of Village **Atar Ghar** Thana **Atar** Thana Number **919** Name of Landholder **Atar Ghar** Page **76**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
369	गणक 351 मीटर मती सोहर आरिबोर २२			9=90 अरिबोर 2				30 गणक 351 अरिबोर 2						20	20	
								30-गणक 351 अरिबोर 2						932	932	
														9=42		

Handwritten notes:
 369
 गणक 351 मीटर
 मती सोहर
 आरिबोर २२

Handwritten notes:
 आरिबोर २२



मूल खतिबान से
 मिलान किया

123

25 July 1935



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिस्ता									
समीलात मालिकन		चुरमन लोहार, वन्द - उडी लोहार, , जाति- लोहार, निवासी- शाकिन देह									
जिला का नाम	राँची	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	मौजा का नाम	मिसीरगोन्दा	खाता का प्रकार	रैयती		
खेवट नम्बर	17	खाता नम्बर	371	थाना का नाम	राँची	थाना नम्बर	191				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पे (12)	(13)	
371	1494	टांड विरसा मुन्डा दोन शेख खेदन	दोन तीन 2	0 (एकड़) 20 (डिसमील) ()			0	10	0	कायमी	
	1495	टांड वन्धना मुन्डा टांड अरमिला लोहार	टांड दो 5	1 (एकड़) 35 (डिसमील) ()			0	10	0		
खाता मे कुल प्लोट संख्या		2	खाता का कुल मिजान	1 (एकड़) 55 (डिसमील) ()		खाता का कुल	0 10 0				

यह एक कंप्यूटर जनित प्रति है

5/29/2023
9:47:28
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

ऑनलाइन जाँचा

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

V

हेरत | मिसीरगोन्दा | 191 | अजु सिंह

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
371	1495	0 एकड़ 6 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

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

मांग बाबत	सालाना	बकाया				हात (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावती)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	2.00					2.00
मोजान	24.50					24.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालाबा हात (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावती)					2.50	
सेस					5.00	
सूद					5.00	
मुतफरकात					2.00	
मोजान अदायकारी					24.50	

(1) मोजान कुल (लफजों में) : Twenty Four Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 03-08-2023

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



ऑनलाइन जाँचा

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

June 6, 2022

भाग वर्गमान	11	पृष्ठ संख्या	250												
जिला का नाम	रोहता	अनुसूचित नाम	चटर	अनंत का नाम	हेहल	इलाका का नाम	इल्हा-01	इस्टेट का नाम	इलाहाबाद	झारखण्ड					
प्लॉट का नाम	मिथीसो-14	होल्डिंग संख्या	371	तौन्ही संख्या	0	प्लॉट नम्बर	191	खाना का प्रकार	—						
अंशु सिंह, पित्त-बलराम कुमार सिंह, पति-—															
खाना नम्बर	प्लॉट संख्या	रज्जा	परिवर्तन के लिए प्राधिकार												
371	1435	3 दे 6 डि 0 हे	दादा खडू चटर संख्या 8304 R27/ 2011-12												
कुल परिवर्तन			0 दे 6 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	खण्ड बकाया	लागत का अनु. साल	रोड सेल बकाया	रोड सेल का अनु. साल	विश्व सेल बकाया	विश्व सेल का अनु. साल	स्वास्थ्य सेल बकाया	स्वास्थ्य सेल का अनु. साल	कृषि सेल बकाया	कृषि सेल का अनु. साल		
06/12/2012	5254794	2012	2013	0	10	0	2.5	0	5	0	5	0	2		
07-14-2016	1468508953	2011-2012	2016-2017	50	10	12.6	2.6	25	5	25	5	10	2		
01-10-2019	0650982506	2017-2018	2018-2019	10	10	2.5	2.5	5	5	5	5	2	2		
03-05-2021	0074179157	2019-2020	2020-2021	10	10	2.5	2.5	5	5	5	5	2	2		
08-06-2022	0225229079	2021-2022	2022-2023	10	10	2.5	2.5	5	5	5	5	2	2		

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति
यह प्रकाश केवल सूची की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बंधित अधिकारिकारी से संपर्क करें
प्लॉट का नक्का देखने के लिए प्लॉट नंबर लिंक करें

ऑनलाइन जाँचा



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN17129065020230840

Date : 2023-08-17

Ward No : 2

Department / Section : Revenue Section

New Ward No : 2

Account Description : Holding Tax & Others

Holding No. : 0020004384000Z0

New Holding No : 0020004384000Z0

Received From Mr / Mrs / Miss : ANJU SINGH W/O ARJUN SINGH PRAKASH KUMAR SINGH

Address : MISHIR GONDA PAHAR GONDA ADLATU ROAD TOP MORABADI RANCHI

A Sum of Rs. : 732.00

(in words) : Seven Hundred And Thirty 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	2023-2024	4	2023-2024	728.44
				1% Monthly Penalty	3.64
				Total Payable Amount	0.00
				Total Paid Amount	732.00



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

हिरत । गितीरगोन्दा । 191 । मद्रुला देवी		
खारा संख्या	खेसरा संख्या	रकवा (एकड़ में)
371	1495	0 एकड़ 6 डिसमील 0 हेक्टर

अराजी गकदी	अराजी भवती	तफसील इमान लगन भावती
------------	------------	----------------------

जोत का सालाना मोग मय तफसील (बकाया जो हाल) मौजूदा साल का।

मोग खासत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावती)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकाल	2.00					2.00
मोजन	24.50					24.50

तफसील अदागकारी

अदागकारी खासत	बकाया				मोतलवा हाल (2023-2024)	फवित
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावती)					2.50	
सेस					5.00	
सूद					5.00	
मुतफरकाल					2.00	
मोजन अदागकारी					24.50	

(1) मोजन कुल (तफसी में) : Twenty Four Rupees and Fifty Paiss

(2) नाम देहिन्दा -

(3) कुल बकाया- 24.50

तारीख अमल तहसील कुनिन्दा : 03-08-2023

खास महासत का बकाया मातगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाल है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अपुष्टिओं के लिए सम्बन्धित अंशदाधिकारी से संपर्क करें।

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

Print

ऑनलाइन जाँचा

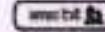


झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
फंजी II प्रति

June 6, 2022

भाग वर्तमान	11	पृष्ठ संख्या	248											
जिला का नाम	रोहता	अनुमंडल नाम	सदर	अर्पण का नाम	हेक्टर	इलका का नाम	हल्द्वी-01	इस्टेट का नाम	झारखंड					
सौदा का नाम	मितीरगोन्दा	इंस्टीट्यूट संख्या	371	सौदा संख्या	0	फ्लॉट नम्बर	191	साल का प्रकार	—					
मूदुल देवी, पति-श्री दिनेश चौधरी, जाति-—														
साल नम्बर	प्लॉट संख्या	रकबा			परिचय के लिए प्राधिकार						समान	रोस		
371	1495	0 ए 8 डि 0 हे			पडो बाउ बाउ संख्या 8302 R27/ 2011-12						10	14.5		
		कुल परिमाण												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	समान बकाया	समान प्राप्त	रोड सेस बकाया	रोड सेस प्राप्त	शिक्षा सेस बकाया	शिक्षा सेस प्राप्त	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस प्राप्त	कृषि सेस बकाया	कृषि सेस प्राप्त	
08/12/2012	5254782	2012	2013	0	10	0	2.5	0	5	0	5	0	2	
07-18-2016	148888565	2011-2012	2016-2017	50	10	12.5	2.5	25	5	25	5	10	2	
03-09-2021	0328792273	2017-2018	2020-2021	30	10	7.5	2.5	15	5	15	5	6	2	
06-06-2022	0497376625	2021-2022	2022-2023	10	10	2.5	2.5	5	5	5	5	2	2	

List Of Case Status Details



यह एक कंप्यूटर जनित प्रति
यह प्रमुख वेबसाइट प्रार्षी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारिकारी से सम्पर्क करें
प्लॉट का कलक देवने के लिए प्लॉट नंबर फिजिक को

ऑनलाइन जाँचा



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN17129047920230845

Date : 2023-08-17

Ward No : 2

Department / Section : Revenue Section

New Ward No : 2

Account Description : Holding Tax & Others

Holding No. : 002000980200020

New Holding No : 002000980200020

Received From Mr / Mrs / Miss : **MRIDULA DEVI W/O DINESH CHOUDHARI**

Address : **VILLAGE MISIRGONDA KHATA NO 371 AND PLOT NO 1495 KANKE RANCHI**

A Sum of Rs. : **1323.00**

(in words) : **One Thousand Three Hundred And Twenty 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	2	2022-2023	4	2023-2024	1275.75
				1% Monthly Penalty	47.38
				Total Payable Amount	0.00
				Total Paid Amount	1323.00



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

हेरत । गिसीरगौन्दा । 191 । PUSHPA CHOUDHARY		
खाना संख्या	खेतरा संख्या	रकबा (एकड़ में)
371	1495	0 एकड़ 2 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भवली
------------	-------------	-----------------------

खेत का साताना मय मय तफसील (बकाया को हाल) मौजूदा साल का।

मयंग बवत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
मात (नकदी)	10.00				10.00	
गुजारी (भावली)	2.50				2.50	
सेस	5.00				5.00	
सुद	5.00				5.00	
मुतफरकत	5.00				5.00	
मोजान	2.00				2.00	
	24.50				24.50	

तफसील अदायकारी

अदायकारी बवत	साताना	बकाया				मौतलबा हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
मात (नकदी)					10.00		
गुजारी (भावली)					2.50		
सेस					5.00		
सुद					5.00		
मुतफरकत					5.00		
मोजान अदायकारी					2.00		
					24.50		

(1) मौजान कुल (तफसील में) : Twenty Four Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 03-08-2023

खान महाल का बकाया मालगुजारी पर (विनाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सुद नहीं लिखा जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रथम केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

भारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शर्हि-पत्र

Duplicate-copy CRSLP/142216709

11/30/2022



जिला का नाम	सँठी	अनुमति नाम	सदर	अर्पण का नाम	हेरल	हल्का	हल्का-01	शाना न.	191
सुनसरी का नाम	भारखण्ड	भार	वर्तमान(VOL)	19	पूठ संख्या वर्तमान	49	शाना न.	191	
क्रमिक संख्या	केस न.	नौजा का नाम/राजस्व शाना न.	धाना का नाम	रवीकुल द्वारा और तिथि	परिवर्तन प्रकार	अभिपूत किससँ नामांतरण संबंधित है	खाला भाग न.	वर्तमान	वर्तमान
16709	1115 /R27	मिसिराशाना/191	सँठी	29/11/2022	By Sale Registration Deed 1898 Dated 22/07/2021	371	17	17	
	2022 - 2023								
भेजना का नाम : (PUSHPA CHOUDHARYपति-J S CHOUDHARY, जति- शुशीलार, पता-NEW OFFICERS FLAT NEAR NEPAL HOUSE PS DORANDA RANCHI)			जमावदी रगत का नाम : NEELAM ROY-पति-SUBODH KUMAR MISHRA			भिकेता का नाम : RUMI ROY AND OTHERS, पित्त-LATE PANDEY LALIT MOHAN NATH ROY, जति-----, पता-D B PLACE RADHA GOVIND STREET THARPAKHNA PS LOWER BAZAR RANCHI			
राजस्व कर्मचारी हल्का-01 को आवश्यक कार्यावली एवं सूचनाई हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है।			Signature valid Digitally signed by O.M. PRAKASH MANDAL अंशलाधिकारी हेरल						
यह पुषार केवल प्राणी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।			कोरोना के उड जाने प्राण, जब सडक पर न जाए हुन्सान।						



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN17129047320230830

Date : 2023-08-17

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No : 2

Holding No. : 0020007287000Z0

New Holding No : 0020009791005Z0

Received From Mr / Mrs / Miss . : **PUSHPA CHOUDHARY W/O JATA SHANKAR CHOUDHARY**

Address : **VILLAGE MISIRGONDA PATHAR GONDA KANKE RANCHI**

A Sum of Rs. : **244.00**

(in words) : **Two Hundred And Forty Four 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	2023-2024	4	2023-2024	243.00
				1% Monthly Penalty	1.22
				Total Payable Amount	0.00
				Total Paid Amount	244.00



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

हेहल। मिश्रीरगोन्दा। 191। SATYENDRA KUMAR, PRARTHANA KUMARI		
खाता संख्या	शेखरा संख्या	रकबा (एकड़ में)
371	1495	0 एकड़ 8 डिसमिल 0 हेक्टर

अराज्ती नकदी	अराज्ती भावती	लफसीत हिस्साब लाग्न भावती
--------------	---------------	---------------------------

जोत का सालाना मांग मय लफसीत (बकाया वी हाल) मौजूदा साल का।

मांग बावत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	१ स वर्ष	२ स वर्ष	१ ता वर्ष (2022-2023)	
माल (नकदी)	40.00				40.00	40.00
गुजारी (भावती)	10.00				10.00	10.00
सेस	20.00				20.00	20.00
सूद	20.00				20.00	20.00
मुतफरकाल	8.00				8.00	8.00
मौजान	98.00				98.00	98.00

लफसीत अदायकारी

अदायकारी बावत	बकाया				मौजलबा हाल (2023-2024)	फाजित
	तीन वर्ष से ज्यादा	१ स वर्ष	२ स वर्ष	१ ल वर्ष (2022-2023)		
माल (नकदी)				40.00	40.00	
गुजारी (भावती)				10.00	10.00	
सेस				20.00	20.00	
सूद				20.00	20.00	
मुतफरकाल				8.00	8.00	
मौजान अदायकारी				98.00	98.00	

(१) मौजान कुल (लफसीत में): One Hundred Ninety Six Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 196.00

तारीख अमला तहसील कुनिन्दा : 03-08-2023

सास मद्रास का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) शुद नहीं किया जाता है।



यह एक कम्प्यूटर जनित प्रती है।
 यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
 किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें।

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

Print



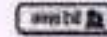
द्वारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

June 6, 2022

पंजी 11 प्रति

भाग वर्तमान	18	पत्र संख्या	44												
खिला का नाम	राँची	अनुमोदित नाम	सदर	अर्पण का नाम	ईहल	इलाका का नाम	इल्हा-01	इश्टेट का नाम	JHARKHAND						
सौदा का नाम	विहीनचौदा	इलेक्टिंग संख्या	371	तोली संख्या		पान नम्बर	191	साल का प्रकार	---						
SATYENDRA KUMAR , ---OM PRAKASH SAH, जति: --- एवं PRARTHANA KUMARI , ---LATE JAMUNA PRASAD, जति: ---															
साला नम्बर	साला संख्या	रकबा	परिवर्तन के लिए प्रधिकार						लगान	सेस					
371	1495	0 ए 8 डि 0 हे	सम्बन्धित मूकदमा संख्या 2149/2020 - 2021						40	0					
	कुल परिमाण	0 ए 8 डि 0 हे													
जारीय	प्रति पत्र संख्या	साल से	साल तक	साला रकबा	साला खतु साल	सेस सेस रकबा	सेस सेस खतु साल	शिक्ष सेस रकबा	शिक्ष सेस खतु साल	सहाय्य सेस रकबा	सहाय्य सेस खतु साल	कृषि सेस रकबा	कृषि सेस खतु साल		
06-20-2021	0104893483	2020-2021	2021-2022	40	40	10	10	20	20	20	20	8	8		

List Of Case Status Details



एक एक कम्प्यूटर जति प्रति
एक प्रपत्र केवल जति जो जानकारी के लिए है
किसी भी प्रकार को अपुष्टि के लिए सम्बन्धित अधिकारिकारी से संपर्क करें
प्राद का नवसा हेतुने के लिए प्राद नंबर लिख करे





RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN17129051920230819

Date : 2023-08-17

Ward No : 2

Department / Section : Revenue Section

New Ward No : 2

Account Description : Holding Tax & Others

Holding No. : 0020007287000Z0

New Holding No : 0020009794005Z0

Received From Mr / Mrs / Miss . : SATYENDRA KUMAR S/O OM PRAKASH, PRARTHANA KUMARI W/O SATYENDRA KUMAR

Address : VILLAGE MISIRGONDA PAHAR GONDA KANKE RANCHI

A Sum of Rs. : 733.00

(In words) : Seven Hundred And Thirty 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	2023-2024	4	2023-2024	729.00
				1% Monthly Penalty	3.65
				Total Payable Amount	0.00
				Total Paid Amount	733.00



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

Sch XIV- F.No. 180v
रसीद मातगुजारी
नाम रसूल । नाम मौज मय
मात वी थाना नम्बर

V

फरद नलकी / फरद रेपती Page No. : 5
नाम रेपत मय बतिदपत जमाबन्दी Vol. No. : 18
वी सङ्कलन नम्बर। Receipt No. : 0644244694

हेइत गिसीरगोन्दा 191 RINKU DEVI		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
371	1495	0 एकड़ 7 डिसमीत 0 हेक्टर

अराखी रकदी	अराखी भावती	तफसील हिसाब लगान भावती
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकया वी हलत) मौजूदा साल का।

मांग बाबत	सातना	बकया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
मात (नकदी)	15.00				15.00	
गुजारी (भावती)	3.75				3.75	
सेस	7.50				7.50	
सूद	7.50				7.50	
मुतफरकत	3.00				3.00	
मौजान	36.75				36.75	

तफसील अदायकारी

अदायकारी बाबत	बकया				मौजलाब हाल (2023-2024)	फरदिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
मात (नकदी)					15.00	
गुजारी (भावती)					3.75	
सेस					7.50	
सूद					7.50	
मुतफरकत					3.00	
मौजान अदायकारी					36.75	

(1) मौजान कुत (लफ्सी में) : Thirty Six Rupees and Seventy Five Paise

(2) नाम देहिन्दा -

(3) कुत बकया- 36.75

शारीख अमल तफसील कुनिन्दा : 16-05-2023

सास गहात का बकया मातगुजारी पर (गियाप ऐसे बकयों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लगा जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रत्येक केवल प्रार्थी की जानकारी के लिए है।

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

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

Print



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

June 6, 2022

भाग वर्तमान	18	पृष्ठ संख्या	5										
खिला का नाम	टोपी	अनुसूचित नाम	रुद्र	अर्चना का नाम	हेरत	इलका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND				
खेती का नाम	मिनीरगौन्दा	डोकिंग संख्या	371	खेती संख्या		प्लॉट नम्बर	191	खेत का प्रकार	---				
RINKU DEVI, पति: BELBHADRA PANDEY, जति: ---													
खेत नम्बर	प्लॉट संख्या	रकबा	परिचालन के लिए प्राधिकार						समान	सेस			
371	1495	0 ए 7 डि 0 हे	नामानाश्रय नुसदम्ब संख्या 422/2020 - 2021						15	0			
कुल परिचालन		0 ए 7 डि 0 हे											
कालीन	प्राप्ति पत्र संख्या	साल से	साल तक	समान बकाया	समान चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वस्थ्य सेस बकाया	स्वस्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
10-09-2020	0658325778	2020-2021	2020-2021	0	15	0	3.75	0	7.5	0	7.5	0	3
06-06-2022	0019676915	2021-2022	2022-2023	15	15	3.75	3.75	7.5	7.5	7.5	7.5	3	3

List Of Case Status Details

अपडेट करें



← BACK

यह एक ऑनलाइन प्रति है
यह प्रारंभ केवल प्रारंभ की जानकारी के लिए है
किसी भी प्रकार की अनसुझाई के लिए सम्बन्धित अधिकारियों से संपर्क करें
प्लॉट का नक्का देखने के लिए प्लॉट नम्बर क्लिक करें





RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN17129059920230810

Date : 2023-08-17

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No : 2

Holding No. : 0020007287000Z0

New Holding No : 0020009792005Z0

Received From Mr / Mrs / Miss . : SMT RINKU DEVI W/O BASANT KUMAR TIWARI

Address : VILLAGE MISIRGONDA PATHAR GONDA KANKE RANCHI

A Sum of Rs. : 855.00

(in words) : Eight Hundred And Fifty Five Rupees Only

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

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

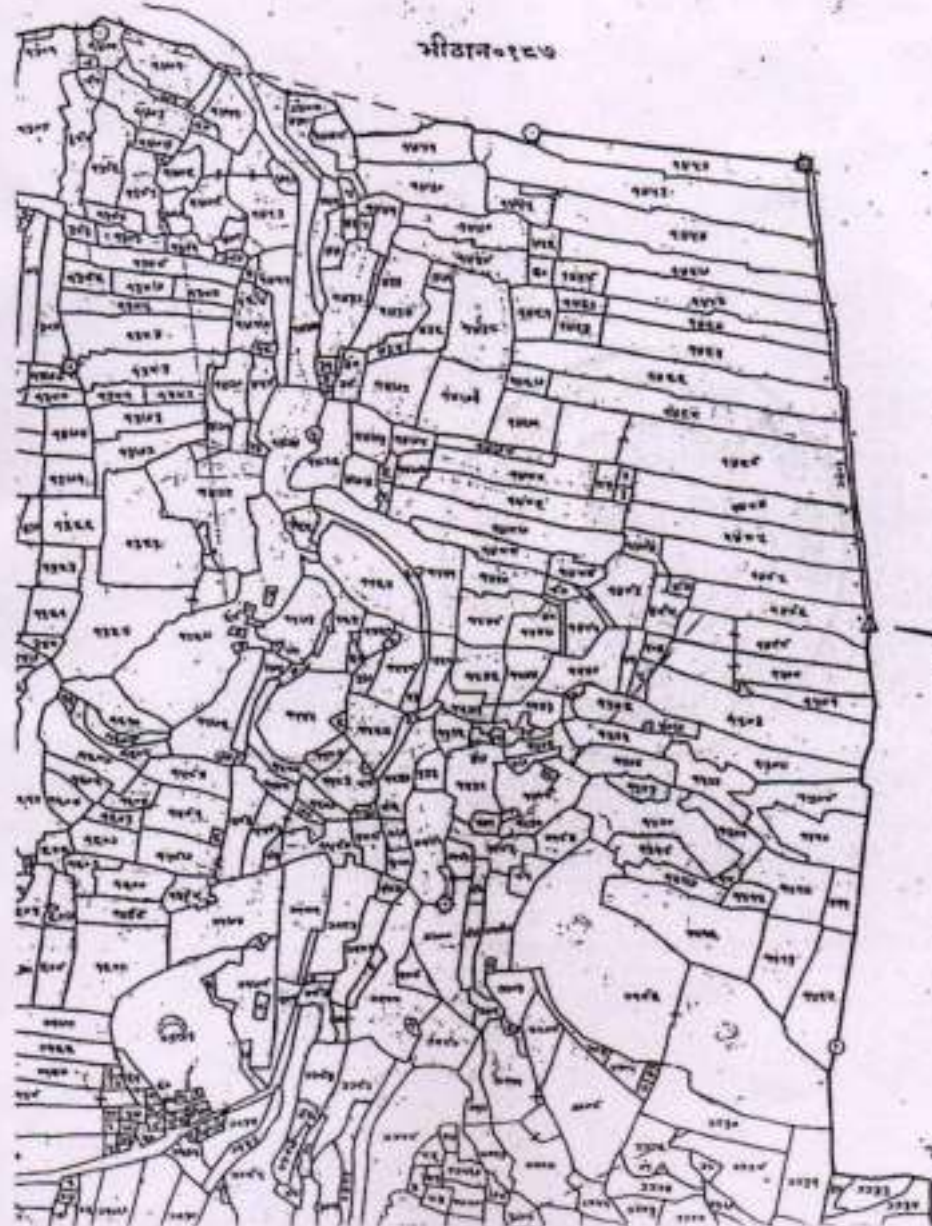
HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2023-2024	4	2023-2024	850.52
				1% Monthly Penalty	4.25
				Total Payable Amount	0.00
				Total Paid Amount	855.00



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

J140700000191-2



भीठान-१८७



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,

DAKSH BUILDCON THROUGH Proprietorship SACHCHIDA
NAND SINGH
C/O ,Sachchida Nand Singh 3A Dhara Apartment Tetar
Toli Near RIMS,Bariatu Road Bariatu,Ranchi, 834009

Re-sanction of your building plan case no. **RMC/BP/0158/W02/2023** dated **7/8/2023** for grant of license on Dated **4/1/2024** for the **Building Development Permit** in Khata No.: **371** on **RS Plot no.: 1495** Situated in Colony/Street: **Adalhatu Mohalla/Bazar/Road: Morabadi Road Adalhatu.**

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.80411/-**
2. You have to furnish & Deposit a Gift Deed of **42.3** 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.136176/-** labour cess @ 1% of the project cost.

Ranchi Municipal Corporation

भारत सरकार
Government of India

नरेश कुमार वर्मा
Naresh Kumar Verma
जन्म तिथि/DOB: 15/01/1975
पुरुष/ MALE

6077 1561 1876
VID : 9135 1435 2764 8619

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
श्री: छेदी राम, हर्मु बस्ती रोड नं. 01, करम चौक हर्मु,
रांची, जोरंदा, रांची,
झारखण्ड - 834002

Address:
C/O: Chhedi Ram, Harmu Basti Road No. 01,
Karam Chowk Harmu, Ranchi, Doranda,
Ranchi,
Jharkhand - 834002

6077 1561 1876
VID : 9135 1435 2764 8619

1047 | help@uidai.gov.in | www.uidai.gov.in

Name of Village **Khatri Nagar** Thana **Khatri Nagar** Thana Number **9/9** Name of Leaseholder **...** Page **...**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

369 - **गुजरात मीठा**

गुजरात मीठा
मिठा मीठा
मिठा मीठा

गुजरात मीठा
मिठा मीठा

गुजरात मीठा
मिठा मीठा
मिठा मीठा

20 20

9 32 9 32

9 = 42

मिठा मीठा

मिठा मीठा



मिठा मीठा
मिठा मीठा
मिठा मीठा

मिठा मीठा
मिठा मीठा
मिठा मीठा

25 July 1935
30 June

मुल कलियान
16/02/24

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	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-11 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-11 का वाल्यूम 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 में होने की स्थिति में)	✓	

16/02/24
Poonam Tiwari
 LDC, Ranchi

जाँच लिपिक का हस्ताक्षर

तिथि सहित

WS

निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित

Vaibhav Mani Tripathi
 DSR, Ranchi



-Mrs. RINKU DEVI, Father/Husband Name BELBHADRA PANDEY ,
PAN No.- Date Of Birth-01-Jan-1980,**Permission Case No.-** ,
Aadhaar No. *****9579, **Country**-INDIA, **State Name**-
 Jharkhand, **District Name**-RANCHI, **City/Village/Town Name**-
 RANCHI, **Locality**-RANCHI,**Address** - ADALHATU UPPER TOLA,
 MORAHABADI, BARIATU, RANCHI, **Pin Code**-834008

Witness Information **Mr. SACHCHIDA NAND SINGH , Address** - OPP. RIMS 3A,
 DHARA APARTMENT, LICI BAGAN, TETAR TOLI, BARIATU,
 RANCHI-, **Father/Husband Name**-LATE BALMUKUND SINGH

Identifier Details **Mr. SACHCHIDA NAND SINGH , Address** - OPP. RIMS 3A,
 DHARA APARTMENT, LICI BAGAN, TETAR TOLI, BARIATU,
 RANCHI-, **Father/Husband Name**-LATE BALMUKUND SINGH

Fee Rule:Gift Deed		
1	Stamp Duty	33,145

1	SP	1,530
Total		1,530

Fee Rule:Gift Deed		
1	A1	15,783
2	LL	3
3	PR	1
4	I fee	5,000
5	M(b) Fee	150
Total		20,937


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.

[Signature]
 Deed Writer / Advocate

[Signature]
 Vendor / Claimant

[Signature]
 Vendor / Executant

कोरोना को ठराना है सफाई को अपनाना है  दो मज की दूरी मास्क है जरूरी

[Signature]
 Satyambh Kumar
 Pratiksha Kumari 3/3
 रिंकी देवी



Document Registration Summary 1

Date :-16-Feb-2024

- Government/Market Value: ₹526100/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹33145/-

Receipt : 975926

Receipt Date : 16-02-2024

Presenter Name : - अंजु सिंह

PR	₹1
SP	₹1530
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹15783
Stamp Duty	₹33145

On Date 16-02-2024 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Total	₹55612
--------------	---------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	33145	33145	0	GRAS	PushpaChoudharyAndOthers	GRN Number : 2400695467 DEPT Transaction Id : ea11534117a9ce0bf1d4 Transaction Type :	33145
PR	1	1	0	GRAS	PushpaChoudharyAndOthers	GRN Number : 2400695530 DEPT Transaction Id : 884b9d7bc97bdf987e2c Transaction Type :	1
SP	1530	1530	0	GRAS	PushpaChoudharyAndOthers	GRN Number : 2400695530 DEPT Transaction Id : 884b9d7bc97bdf987e2c Transaction Type :	1530
I fee	5000	5000	0	GRAS	PushpaChoudharyAndOthers	GRN Number : 2400695530 DEPT Transaction Id : 884b9d7bc97bdf987e2c Transaction Type :	5000

M(b) Fee	150	150	0	GRAS	PushpaChoudharyAndOthers	GRN Number : 2400695530 DEPT Transaction Id : 884b9d7bc97bdf987e2c Transaction Type :	150
A1	15783	15783	0	GRAS	PushpaChoudharyAndOthers	GRN Number : 2400695530 DEPT Transaction Id : 884b9d7bc97bdf987e2c Transaction Type :	15783
LL	3	3	0	GRAS	PushpaChoudharyAndOthers	GRN Number : 2400695530 DEPT Transaction Id : 884b9d7bc97bdf987e2c Transaction Type :	3
Sub Total	55612	55612	0				

Article : Gift Number of Pages : 102

Signature of Operator

Gulshan
Signature of Head Clerk

Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400019741

Deed Type	Gift
Number of Pages	102
Fee Details	Stamp Duty :- Rs. 33145, PR :- Rs. 1, SP :- Rs. 1530, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 15783, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.526019/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Other Road, Misirgonda Ward No 2 Property Boundaries :- East: VILLAGE ROAD, West: SUB PLOT NO. 1495 B-1, South: 15 FT. WIDE PROP. ROAD, North: PLOT NO. 1485 & PART OF PLOT NO. 1495/A Khata Number - 371Plot Number - 1495Volume Number - 11, 11, 19, 18, 18Page Number - 250, 248, 49, 44, 5Holding Number - 0020004384000Z0, 0020009802000Z0, 0020009791005Z0, 0020009794005Z0, 0020009792005Z0 Area Of Land :- 1.04 Decimal

Sh./Smt.ANJU SINGH s/o/d/o/w/o ARJUN SINGH has presented the document for registration in this office

today dated :- 16-Feb-2024 Day :- Friday Time :- 15:36:48 PM















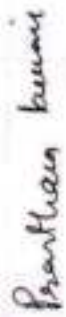


ANJU

SINGH(Individual)

Party Name	Document Type	Document Number
ANJU SINGH	PAN/UID	EADPS5077Q

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SATYENDRA KUMAR Address1 - NEAR FIRST MARK SCHOOL, K K SINHA CLINIC, LAXMAN NAGAR, LICHU BAGAN, BARIATU, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: AKTPK8799F,Permission Case No.-	Yes	Satyendra Kumar Address:- , Near Dr. K.K. Singha Clinic Bargain, , Laxman Nagar Lichu Bagan Post-Bariyatu Thana-Sadar, Bariatu, , Ranchi, 834009, Bariatu, Jharkhand, India		DONER Age:42			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	MRIDULA DEVI Address1 - Q. NO. 2964 HEC COLONY, DHURWA, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: EOPPD6489F,Permission Case No.-	Yes	Mridula Devi Address:- ... Charkhutti, Rahimpur, Khagaria, Khagaria, 851204, Rahimpur, Bihar, India		DONER Age:69			
3	PUSHPA CHOUDHARY Address1 - Q. NO. D- 11/12, NEW OFFICERS FLAT, NEAR NEPAL HOUSE, DORANDA, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: AIFPC2730G,Permission Case No.-	Yes	Pushpa Choudhary Address:- D- 11/12, Near Nepal House, New Officers Flat, Doranda, Doranda, , Ranchi, 834002, , Jharkhand, India		DONER Age:57			
4	RINKU DEVI Address1 - ADALHATU UPPER TOLA, MORAHABADI, BARIATU, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Rinku Devi Address:- ... Edalhatu Upper Tola, Morhabadi, , Ranchi, 834008, Ranchi University, Jharkhand, India		DONER Age:44			
5	ANJU SINGH Address1 - NEW BALIHAR ROAD, MORABADI, BARIATU, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: EADPS5077Q,Permission Case No.-	Yes	Anju Singh Address:- NARAYAN BHAWAN 019, , BALIHAR ROAD NEW ARIYA MORAHBADI,PS- BARIYATU, Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		DONER Age:38			
6	PRARTHANA KUMARI Address1 - NEAR FIRST MARK SCHOOL, K K SINHA CLINIC, LAXMAN NAGAR, LICHI BAGAN, BARIATU, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: ,Permission Case No.-	Yes	Prarthana Kumari Address:- Near First Mark School, K.K. Sinha Clinic, , Laxman Nagar, Lichi Bagan, Bariatu, , Ranchi, 834009, , Jharkhand, India		DONER Age:37			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	THE MUNICIPAL COMMISSIONER RMC RANCHI THRO ITS REPRESENTATIVE NARESH KUMAR VERMA Address1 - HARMU BASTI ROAD NO. 1, KARMA CHOWK, HARMU, DORANDA, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: . Permission Case No.-	Yes	Naresh Kumar Verma Address:- , Karam Chowk Harmu, Harmu Basti Road No. 01, Ranchi, Doranda, Ranchi, 834002, Doranda, Jharkhand, India		DONEE Age:49			

Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SACHCHIDA NAND SINGH S/o-D/o LATE BALMUKUND SINGH Address1 - OPP. RIMS 3A, DHARA APARTMENT, LICHI BAGAN, TETAR TOLI, BARIATU, RANCHI, Address2 - ... Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SACHCHIDA NAND SINGH Address1 - OPP. RIMS 3A, DHARA APARTMENT, LICHI BAGAN, TETAR TOLI, BARIATU, RANCHI, Address2 - ... Jharkhand			


Signature of Operator


Seal and Signature of Registering Officer
Vaibhav Mani Tripathi
DSR, Ranchi

Above signature & thumb impression are affixed in my presence.

Above mentioned, (ANJU SINGH , MRIDULA DEVI , PUSHPA CHOUDHARY , SATYENDRA KUMAR , PRARTHANA KUMARI , RINKU DEVI), has/have admitted the execution before me. He/ She/ They has/ have been identified by (SACHCHIDA NAND SINGH) Son/Daughter/Wife of (LATE BALMUKUND SINGH) resident of (OPP. RIMS 3A, DHARA APARTMENT, LICHI BAGAN, TETAR TOLI, BARIATU, RANCHI) and by occupation (Business).




Signature of Registering Officer

Date:- 16-Feb-2024


Seal and Signature of Registering Officer
Vaibhav Mani Tripathi
DSR, Ranchi

Token No.: 202400019741

CERTIFICATE

Office of the SRO - Ranchi

This Gift was presented before the registering officer on date **16-Feb-2024** by **ANJU SINGH**, S/O, D/O, W/O **ARJUN SINGH** resident of NEW BALIHAR ROAD, MORABADI, BARIATU, RANCHI, RANCHI.
This deed was registered as Document No:- **2024/RAN/1437/BK1/1308** in Book No :- **BK1**, Volume No :- 164 from Page No :- 327 to 428 at, office of **SRO - Ranchi**

Date:- **16-Feb-2024**

MF
16/02

Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi







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,

DAKSH BUILDCON THROUGH Proprietorship SACHCHIDA
NAND SINGH
C/O ,Sachchida Nand Singh 3A Dhara Apartment Tetar
Toli Near RIMS,Bariatu Road Bariatu,Ranchi, 834009

Re:sanction of your building plan case no. **RMC/BP/0158/W02/2023** dated **7/8/2023** for grant of license on Dated **4/1/2024** for the **Building Development Permit** in Khata No.: **371** on RS Plot no.: **1495** Situated in Colony/Street: **Adalhatu Mohalla/Bazar/Road: Morabadi Road Adalhatu.**

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.80411/-**
2. You have to furnish & Deposit a Gift Deed of **42.3** 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.136176/-** labour cess @ 1% of the project cost.

HDFC BANK

Preferred

RANCHI CIRCULAR ROAD BRANCH, ROHINI 1ST FLOOR, 56 CIRCULAR ROAD,
RANCHI, RANCHI-834001, JHARKHAND
RTGS / NEFT IFSC : HDFC0000719

01012025

D D M M Y Y Y Y
Valid for 3 months only

Pay Municipal Commissioner RMC Ranchi

Or Bearer

Rupees रुपये one lac thirty six thousand one hundred

या धारक को

seventy six only

अदा करें

₹ 1,36,176/-

Ac. No.

50200050026657

Brn: 0719 Pdt:1102
CURRENT

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

For DAKSH BUILDCON

Authorized Signatories

Please sign above / परम त धारक को

000569 834240003: 021510 29

Daksh Buildcon
Rmc/OP/0158/004/2023

IIIrd installment of 660000



Ranchi
23/07/2024

HDFC BANK

Preferred

RANCHI CIRCULAR ROAD BRANCH, ROHINI 1ST FLOOR, 56 CIRCULAR ROAD,
RANCHI, RANCHI-834001, JHARKHAND
RTGS / NEFT IFSC : HDFC0000719

02012026

D D M M Y Y Y Y
Valid for 3 months only

Pay Municipal Commissioner RMC Ranchi

या धारक को

Rupees रुपये one lac thirty six thousand one hundred

seventy six only

अदा करें

₹ 1,36,176/-

Ac. No.

50200050026657

Brn: 0719 Pdt:1102
CURRENT

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

For DAKSH BUILDCON

Authorized Signatories

Please sign above / परम त धारक को

000570 834240003: 021510 29

Daksh Buildcon
Rmc/OP/0158/004/2023

IIIrd installment of 660000



Ranchi
23/07/2024

RANCHI MUNICIPAL CORPORATION

Payment Receipt

RMC/2003/2023

Date : 22 February, 2024

Shri / Smt. **DAKSH BUILDCON THROUGH Proprietorship SACHCHIDA NAND SINGH** Amount Rs. **80,411.00 Rupees Eighty Thousand Four Hundred Eleven Only** by **Net Banking / Credit Card / Debit Card** for the Plot No. **1495** Thana No. **191** Ward No. **W02**.

Sr. No.	Budget Heads	Amount
1	Form Fees	200.00
2	Processing Fees	80,211.00
	Total	80,411.00

Counter Clerk

Ranchi Municipal Corporation

RANCHI MUNICIPAL CORPORATION

Payment Receipt

RMC/2004/2023

Date : 22 February, 2024

Shri / Smt. **DAKSH BUILDCON THROUGH Proprietorship SACHCHIDA NAND SINGH** Amount
Rs. **1,36,176.00** Rupees **One Lacs Thirty Six Thousand One Hundred Seventy Six Only** by **Net
Banking / Credit Card / Debit Card** for the Plot No. **1495** Thana No. **191** Ward No. **W02**.

Sr. No.	Budget Heads	Amount
1	Labour Cess	136,176.00
	Total	136,176.00

Counter Clerk

Ranchi Municipal Corporation

9616

8842



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : ac5b4acb5004f5973e4e

Receipt Date : 02-Nov-2023 02:09:50 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300144291

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : DAKSH BUILDCON THRO ITS
PROPRIETOR SACHCHIDA NAND SINGH (Vendeer)

GRN Number : 2320000659

Sachchida Nand Singh

3/11/2023



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27 के अधीन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची 1 या 1 क सं. के अधीन यथागत स्टाम्प सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

Mupali
नियमन प्रदायिका
03/11/2023

अनुपम सिंह
रिजिस्ट्रार
02/11/2023
Yash
Sanchita Kumar
Prarthana Kumar

2/11/2023

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।



ATTEST

अंशकित
3/11/2023

Rohit Kumar
03/11/23 Adv



Rohit Kumar
ADVOCATE
Civil Court, Ranchi



दिनांक 03/11/23 समय 10.40
रजिस्ट्रेशन अधिनियम 1906 धारा 52 के नियम 38
श्री Arjun Singh
पिता श्री/स्व. Arjun Singh
निवास स्थान Berhampur
पेशा Business जो लेखकाओं के दायरेदार या
अवर निष्ठाक _____ द्वारा प्रकृतित
मुज्जादगना सं. _____ एवं _____ के जर्बन
लेखकारियों या दायेदारों में से एक श्री _____
के अधिकारों ने दि. _____ के पंजीन/अपडेट
में अवर निष्ठाक कार्यालय _____ में
निष्ठाक के लिए पेश किया Mupali

निष्ठाक मंजूरकारी का उस्ताजर
03/11/2023

Colony, P.S. Dhurwa, District- Ranchi, Jharkhand, (3) **SMT PUSHPA CHOUDHARY**, Date of Birth 15.08.1966, (UID NO XXXX XXXX 8803), (PAN NO AIFPC2730G), (MOB NO 6202658295) wife of Sri J. S. Choudhary, Daughter of Sidheshwar Prasad Singh, Grand daughter of Late Deonandan Prasad Singh, by faith Hindu, by Caste General (Uncovered by C.N.T. act 1908), by occupation House wife, resident of Qt No D-11/12New Officers flat, Near Nepal House, Doranda, P.S. Doranda, District Ranchi, Jharkhand, (4) **SRI SATYENDRA KUMAR**, Date of Birth 06.03.1981, (UID NO XXXX XXXX 8891), (PAN NO AKTPK8799F), (MOB NO 9905564414) Son Sri Om Prakash Saw, Grand Son of Late Kamla Saw, (5) **MRS PRARTHANA KUMARI**, Date of Birth 08.05.1986, (UID NO XXXX XXXX 3130), (PAN NO IIQPK7316P), (MOB NO 8789711468) wife of Satyendra Kumar, Daughter of Late Jamuna Prasad, Grand daughter of Late Mahavir Shaw, both by faith Hindu, by Caste General (Uncovered by C.N.T. act 1908), by occupation Business resident of Near First Mark School, K K Sinha, Clinic, Laxman Nagar, Lichi Bagan, P.O. & P.S. Bariatu, District Ranchi, Jharkhand, (6) **SMT RINKU DEVI**, Date of Birth 01.01.1980, (UID NO XXXX XXXX 9579), (MOB NO 9431351383) wife Sri Basant Kumar Tiwari, Daughter of Sri Belbhadra Pandey, Grand daughter of Late Fakir Pandey, by faith Hindu, by Caste General (Uncovered by C.N.T. act 1908), by occupation House wife, resident of Adalhatu Upper tola, Morahabadi, P.S. Bariatu, District Ranchi, Jharkhand,(hereinafter called the **LANDOWNERS/FIRST PARTIES**) of the **FIRST PART**.

AND

DAKSH BUILDCON A Proprietorship firm its office located at 3 A, Dhara Apartment, Tetar Toli, Bariatu Road, P.S Bariatu, District Ranchi, Jharkhand through its Partner **MR SACHCHIDA NAND SINGH** age 51 Years, (UID NO XXXX XXXX 7248), (MOB NO 9334706922), (PAN NO AYNPS1599P) Son of Late Balmukund Singh, by Faith Hindu, by Occupation- Business, by Caste General

Kumari

Prarthana

Satyendra Kumar

YD W

रिंकु देवी

सचचिदा नंद

सचचिदा नंद

3/11/2023

Sachchida Nand Singh

(Uncovered by C.N.T. act 1908), resident of 3 A, Dhara Apartment, Tetar Toli, Bariatu Road, P.S. Bariatu, District. Ranchi, Jharkhand, (hereinafter Called the **DEVELOPER/BUILDER/SECOND PARTY**) of the **SECOND PART**.

The terms and expression **FIRST PARTIES** and **SECOND PARTY** where ever used in this presents shall always unless either expressly or by necessary implications excluded by or repugnant to the contexts mean and include their respective representative executors, successors and assigns.

WHEREAS the Landunder Khata No 371, R S Plot No 1495, area 1 acres 35 Decimal Situated at Village Misirgonda alias Pahar Gonda, P.S.- Gonda, Thana No- 191, recorded in Rivisional Survey record of right in the name of Chrman Lohar Son of Udi Loharby Caste Lohar as Kayami Land.

AND WHEREAS legal heirs and successor of the Kahtiyani rayat (1) Mosomat Kadmi Loharin widow of Churman Lohar (2) Somra Lohar (3) Kashinath Lohar (4) Hathia Lohar, (5) Budhu Lohar all Sons of Late Churman Lohar have sold the land being portion of Plot No 1495 mark as Sub Plot No **1495/A** measuring an area 24 Decimal and **1495/D** measuring an area 24 Decimal under Khata No 371 Situated at Village Misirgonda alias Pahar Gonda, P.S.- Gonda, Thana No 191, in favour of Sri Har Shankar Dayal and Sri Ram Shankar Dayal both Sons of Late Parmeshwar Dayal by the virtue of two registered deed of sale and the sale Deed executed before district Sub register Ranchi on 17.06.1964 vide deed No 4293 and 4296 in the year 1964.

AND WHEREAS after purchasing the land Sri Har Shankar Dayal and Sri Ram Shankar Dayal both Sons of Late Parmeshwar Dayal become the absolute owner of land measuring an area 24 Decimals and mutated their name in Town Anchal, Ranchi vide

Subhida Band Singh

Pranbhava Kumari
Satender Kumar
YCH
31/11/2023
31/11/2023

Mutation Case No. 5567 R-27/2010-11 and paying rent to the government regularly.

AND WHEREAS after death of Har Shankar Dayal and Ram Shankar Dayal their (1) Smt Rani Dayal wife of Late Daya Shankar Dayal (2) Abhay Shankar Dayal (3) Uday Shankar Dayal both Sons of Late Har Shankar Dayal (4) Smt Sumitra Devi wife of Late Har Shankar Dayal (5) Smt Karuna Dayal wife of Late Prem Shankar Dayal (6) Pramod Shankar Dayal Son of Late Ram Shankar Dayal (7) Sri Praveen Shankar Dayal son of Late Prem Shankar Dayal sold the land being portion of Plot No 1495 mark as Sub Plot No **1495/A-3** measuring an area 6 Decimal out of 24 Decimal under Khata No 371 Situated at Village Misirgonda alias Pahar Gonda, P.S.- Gonda, Thana No- 191, in favour of **Vendor No- 1 Smt Anju Singh** wife of Sri Prakash Kumar Singh by virtue of registered Deed of sale, the sale deed executed before District Sub Registrar Ranchi on 15.12.2011 and entered in Book No 1, Volume No 15, Page No 461 to 488 Deed No 394/358 in the year 2011.

AND WHEREAS after purchasing the land **Smt Anju Singh** become the absolute owner of land measuring an area 6 Decimals and mutated her name in Town Anchal, Ranchi vide Mutation Case No. 8304 R 27/2011-12 and paying rent to the government regularly vide rent receipt No 0444180971 and entered in Register II in Volume No 11 Page No 250 and also mutated his name in Ranchi Municipal Corporation Ranchi vide Holding No 002000438400020 and paying taxes to the government.

AND WHEREAS after death of Har Shankar Dayal and Ram Shankar Dayal their (1) Smt Rani Dayal wife of Late Daya Shankar Dayal (2) Abhay Shankar Dayal (3) Uday Shankar Dayal both Sons of Late Har Shankar Dayal (4) Smt Sumitra Devi wife of Late Har Shankar Dayal (5) Smt Karuna Dayal wife of Late Prem Shankar Dayal (6) Pramod Shankar Dayal Son of Late Ram Shankar Dayal (7)

Sachinida Dand Singh

Prakash Kumar

Smt Anju Singh

3/11/2023

Smt Anju Singh
23/11/2023

Sri Praveen Shankar Dayal son of Late Prem Shankar Dayal also sold the land being portion of Plot No 1495 mark as Sub Plot No **1495/A-4** measuring an area 6 Decimal out of 24 Decimal under Khata No 371 Situated at Village Misirgonda alias Pahar Gonda, P.S.- Gonda, Thana No 191, in favour of **Vendor No- 2 Smt Mridula Devi** wife of Late Dinesh Choudhary by virtue of registered Deed of sale, the sale deed executed before District Sub Registrar Ranchi on 15.12.2011 and entered in Book No 1, Volume No 15, Page No 377 to 404 Deed No 391/355 in the year 2011.

Kamini
Pranabam

AND WHEREAS after purchasing the land **Smt Mridula Devi** become the absolute owner of land measuring an area 6 Decimals and mutated her name in Town Anchal, Ranchi vide Mutation Case No. 8302 R-27/2011-12 and paying rent to the government regularly vide rent receipt No 0971381232 Entered in Register II in Volume No 11 Page No 248 and also mutated his name in Ranchi Municipal Corporation Ranchi vide Holding No 0020009802000Z0 and paying taxes to the government.

Satyendra Kumar
3/11/2012

AND WHEREAS legal heirs and successor of the Kahtiyani rayat (1) Mosomat Kadmi Loharin widow of Churman Lohar (2) Somra Lohar (3) Kashinath Lohar (4) Hathia Lohar, (5) Budhu Lohar all Sons of Late Churman Lohar have sold the land measuring an area 24 Decimal being portion of Plot No 1495 mark as Sub Plot No 1495/B under Khata No 371 Situated at Village Misirgonda alias Pahar Gonda, P.S. Gonda, Thana No- 191, in favour of Smt Bhagyawati Roy wife of Sri Pandey Lalit Mohan Nath Roy by the virtue of registered deed of sale and the sale Deed executed before district Sub register Ranchi on 17.06.1964 and entered in book No 1, Volume 21 page 293 to 300 deed No 4510/4295 in the year 1964 dated 27.06.1964.

3/11/2012
3/11/2012

Sachchida Nand Singh

AND WHEREAS the said Smt Bhagyawati Roy and Pandey Lalit Mohan Nath Roy died living behind their Six daughters namely (1) Neelan Roy (2) Kiran Prasad (3) Rumi Roy (4) Deepa Roy, (5) Nimu Roy (6) Rama Roy and one Son Pandey Sudhanshu Nath Roy as their successor. Thereafter Pandey Sudhanshu Nath also died living behind his wife Neelam Roy as his legal heir and successor. There after inherited said land all successor of the said land and come in jointly peaceful possession of the said land and mutated their name in Hehal Anchal Ranchi vide succession mutation case No 1613 R-27/2019-2020 order dated 06.12.2019 and paying rent to the government regularly and entered in Register II Volume No 17 Page no 17 in the year 2019-20. And sold the land measuring an area 2 Decimals under Khata No 371, R.S Plot No 1495, Sub Plot No 1495/B-1, Village Misirgonda alias Pahar Gonda, P.S.- Gonda, Thana No- 191, Khewat No 17 to **Vendor No-3 Smt Pushpa Choudhary** wife of Sri J. S. Choudhary by virtue of registered Deed of sale, the sale deed executed before District Sub Registrar Ranchi on 22.07.2021 and entered in Book No 1, Volume No 218, Page No 399 to 460 Document No **2021/RANU3/1898/BK1/1738** in the year 2021.

AND WHEREAS after purchasing the land **Smt Pushpa Choudhary** become the absolute owner of land measuring an area 2 Decimals and mutated her name in Hehal Anchal, Ranchi vide Mutation Case No. 1115 R-27/202-23 and paying rent to the government regularly vide rent receipt No 0805823044 Entered in Register II in Volume No 19 Page No 49 and also mutated his name in Ranchi Municipal Corporation Ranchi vide Holding No 002000979100520 and paying taxes to the government.

AND WHEREAS the said (1) Rumi Roy (2) Deepa Roy, (3) Nimu Roy (4) Rama Roy and (5) Neelam Roy sold the land measuring an area 6 Decimals under Khata No 371, R.S Plot No 1495, Sub Plot No 1495/B-3, Village Misirgonda alias Pahar Gonda, P.S.- Gonda,

Sachide Nand Singh

Kumar

Panchana

Satyendra Kumar

Uttam

3/11/2023

*रुमि रोय
दीपा रोय
निमु रोय
रामा रोय
नेलम रोय*

Thana No- 191, Khewat No 17 to **Vendor No-4 Sri Satyendra Kumar** son of Sri Om Prakash Saw and **Vendor No 5 Smt Prarthana Kumari** wife of Sri Satyendra Kumar by virtue of registered Deed of sale, the sale deed executed before District Sub Registrar Ranchi on 30.12.2020 and entered in Book No 1, Volume No 300, Page No 271 to 392 Document No **2020/RANU3/2738/BK1/2466** in the year 2020.

AND WHEREAS after purchasing the land **Sri Satyendra Kumar** and **Smt Prarthana Kumari** become the absolute owner of land measuring an area 6 Decimals and mutated their name in Hehal Anchal, Ranchi vide Mutation Case No. 2149 R-27/2020-21 and paying rent to the government regularly vide rent receipt No 0603960549 entered in Register II in Volume No 18 Page No 44 and also mutated their name in Ranchi Municipal Corporation Ranchi vide Holding No 0020009794005Z0 and paying taxes to the government.

AND WHEREAS the said (1) Neelam Roy (2) Kiran Prasad (3) Rumi Roy (4) Deepa Roy (5) Nimu Roy and (6) Rama Roy sold the land measuring an area 7 Decimals under Khata No 371, R.S Plot No 1495, Sub Plot No 1495/B-2, Village Misirgonda alias Pahar Gonda, P.S.- Gonda, Thana No- 191, Khewat No 17 to **Vendor No - 6 Smt Rinku Devi** wife of Sri Basant Kumar Tiwari by virtue of registered Deed of sale, the sale deed executed before District Sub Registrar Ranchi on 08.07.2020 and entered in Book No 1, Volume No 136, Page No 405 to 486 Document No **2020/RANU3/1168/BK1/1085** in the year 2020.

AND WHEREAS after purchasing the land **Vendor No 6 Smt Rinku Devi** become the absolute owner of land measuring an area 7 Decimals and mutated her name in Hehal Anchal, Ranchi vide Mutation Case No. 422 R-27/2020-21 and paying rent to the government regularly vide rent receipt No 0644244694 entered in

Sachinendra Mend Singh

Prarthana Kumari

Satyendra Kumar

Yashu

5/11/2023

*30/12/2020
Ranchi
30/12/2020*

Register II in Volume No 18 Page No 5 and also mutated her name in Ranchi Municipal Corporation Ranchi vide Holding No 0020009792005Z0 and paying taxes to the government.

AND WHEREAS The Vendors are the absolute owner of the above mentioned land and they have every right title interest and transferable right and peaceful possession over the land without any hindrance.

AND WHEREAS the land owners were approached and offered to the builder to develop the landed property belonging to the land owners and construct a Multi-storied residential building there on.

AND WHEREAS the builder by exercising due diligence and upon fully satisfied with the right title and interest of the land owners over the aforesaid land has accepted the offer and hereto agree to develop the landed property on the terms and conditions hereinafter appearing.

AND WHEREAS land owners and Developer have agreed on the terms and conditions mentioned below for the said Development Agreement.

AND WHEREAS the developer shall develop and construct multi-storied residential building in the land of first schedule strictly as per the sanctioned plan by the Ranchi Municipal Corporation (R M C) Ranchi and Developer shall abide by the rules and regulations bye-laws of R M C Ranchi and all the obligations under the law shall be completed by the developer in this regard.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH and it is agree by the land **Owners/First Parties** and **Developer/Second Party**.

Sachide Wand Singh

Pranthona Kulkarni

*YCHH Satyendra Kumar
31/11/2023*

*श्री अरुण सिंह
31/11/2023*

ARTICLE - I (Definition)

1.1 **LAND OWNER/FIRST PARTY** - (1) Smt Anju Singh, (2) Smt Mridula Devi, (3) Smt Pushpa Choudhary, (4) Sri Satyendra Kumar (5) Smt Prarthana Kumari, (6) Smt Rinku Devi, shall mean and include their legal heirs, Successor Executors, Administrator and representatives.

1.2 **BUILDER/DEVELOPER/SECOND PARTY** :- **DAKSH BUILDCON** A Proprietorship firm its office located at 3 A, Dhara Apartment, Tetar Toli, Bariatu Road, P.S Bariatu, District Ranchi, Jharkhand through its Proprietor **MR SACHCHIDA NAND SINGH (UID NO 6869 7500 7248), (MOB NO 9334706922), (PAN NO AYNPS1599P)** Son of Late Balmukund Singh, resident of 3 A, Dhara Apartment, Tetar Toli, Bariatu Road, P.S. Bariatu, District. Ranchi, Jharkhand, Shall mean and include the legal heirs, Successor Executors, Administrator and representatives.

1.3 **Landed Property**: - Shall mean all that piece and parcel of Land under Khata No 371, Plot No.1495, Sub Plot No.1495/ A-3, area 6 Decimal, Sub Plot No A-4, area 6 Decimal, Sub Plot No B-1, area 6 Decimal, Sub Plot No B-3 area 2 Decimal, and Sub Plot No B-2 area 7 Decimal total area Area- 27 Decimal Situated at Village Misirgonda alias Pahar Gonda, P.S.- Gonda, Thana No- 191, Khewat No 17 within ward No 2 New & Old Ward No 2, Holding No 0220004384000Z0, 0020009802000Z0, 0020009791005Z0, 0020009794005Z0 and 0020009792005Z0 respectively in District Ranchi, Jharkhand more fully described in First Schedule-A..

1.4 **NEW BUILDING**:- shall mean the multistoried building consisting several units for residential Flat Car Parking Space and others Common facilities use to be construct on the schedule A land by the developer at its own cost and expenses

Sachchida Nand Singh

Prarthana Kumari

Satyendra Kumar

U.S.U

3/11/2023

सत्येंद्र कुमार सिंह
3/11/2023

as per plan prepared by the architect and construction of the building on the said property and sectioned by the Ranchi Municipal Corporation Ranchi.

- 1.5 **FLAT/UNIT**:- shall mean Super Built up area available for independent use, consisting of bed room living room, bath room, kitchen, balcony/veranda, open terrace and also thickness of the walls external and internal pillars.
- 1.6 **PARKING SPACE** :- shall mean area reserved for parking of one four wheeler for each Flats.
- 1.7 **COMMON FACILITIES** :- shall mean common passage corridors stairs case passage way, lift, common pump room, tub well over head tank water pump and common facilities and amenities for common use and enjoyments and all fixture and fittings which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, provisions, maintenances and management of the building including terrace of the building particularly described in the Third Schedule.
- 1.8 **SUPER BUILT-UP AREA**: - mean and include the carpet area of the flat unit wall verandah balconies stairs case guard room generator room etc of the proposed unit storied building complex.
- 1.9 **BUILT-UP AREA** : - as per RERA Act.
- 1.10 **CARPET AREA** : - as per RERA Act.
- 1.11 **LAND OWNERS ALLOCATION**: - It shall be the 45% constructed super built up area and only First Party No 1 share is 48% and undivided proportionate share of land and all common facilities and amenities including car parking space in the aforesaid building out of total constructed area in the

काम

प्लान

सत्येंद्र कुमार

3
UPU
17/11/2023

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Sachin Kumar Singh

proposed building as per specification mentioned in the fourth schedule herewith agreed upon by the owners.

(a) The owner's allocation shall be divided and allocated by the builder based on preference provided by the owners after sanction of the map of the said building.

(b) In the event of builder carrying out any extra work in the owners share flat the owners shall have to bear the cost of extra work. However the builder undertakes to make changes in the internal layout of rooms of owners share of flat /unit at no additional cost.

1.12 DEVELOPER'S ALLOCATION: - It shall be the 55% rest of constructed area/saleable built up area in the proposed building together with right, title, interest in common facilities and amenities including 55% and only 52% share in First Party No 1 land the right to the user thereof parking space with undivided share of land including car parking space available in the said building after providing owners shares more fully described in Schedule.

1.13 SALABLE SPACE: - shall mean and include the space in building available for independent use and occupation after making due provisions for common facilities of the space required thereof.

1.14. COMMON EXPENSES: shall mean and include a proportionate share of the cost incurred on Electric Connection, charges and expenses for working, maintenance, upkeep, repairs, proportionate share of Municipal and property tax and other taxes and levies and related to or connected with the said building and land property.

1.15. TRANSFER : with its grammatical variations shall include transfer by voluntary handing over of possession and by any

Sachinendra Mend Singh

kurram

Pran-Hans

Sachinendra Kumar

MPH

10/10/2018

10/10/2018

other means adopted for effecting what is understood as a transfer of space-in multistoried building to purchaser thereof, although the same may not be within the definition of the term as given in the Transfer of Property Act or other enactment's.

1.16 TRANSFEREE shall include any natural or Juristic Person like Company, Association, or persons competent to enter into contract and to whom any space in the building has been transferred.

Prakash Kumar

ARTICLE II - COMMENCEMENT of the Present agreement.

This agreement shall be deemed to have commenced with effect from the date of sanction of map from R.M.C. Ranchi or handing over vacant possession of the land in the first schedule below whichever is later.

Satyendra Kumar

ARTICLE III - THE SCHEME

The scheme as formulated by the Developer and agreed by the Landowner provides as follows:

III.1. The DEVELOPER will invite and select purchaser(s) agreeing to acquire on an ownership basis flat/flats in the Schedule 'A'. DEVELOPER would construct flats along with other common parts, common amenities and common facilities pertaining to the same.

Yash

III.2. The DEVELOPER shall get plans sanctioned from RMC competent authority and the Landowner hereby empower (the DEVELOPER) to sign any document required for sanction of plan and to execute sale deed for the unit of flat of developer share.

*20/10/2017
21/10/2017
22/10/2017*

III.3. After the delivery of the possession of the flats in the aforesaid building by the DEVELOPER to the Landowner, the latter shall enjoy all the rights and privileges and will be subjected to the same liabilities as other flat owners or the prospective

Suchendra Nand Singh

purchaser/s as provided in the DEVELOPER'S SALE AGREEMENT or otherwise.

III.4 The Developer/Second Party has paid sum of Rs.1,50,000/- (One Lack Fifty Thousand only) vide Cheque No 000120 dated 10.09.2021 and Rs.1,00,000/- (One Lack only) vide Cheque No 000177 dated 24.12.2021 drawn by HDFC Bank to the Smt Anju Singh and sum of Rs. 1,50,000/- (One Lack Fifty Thousand only) vide Cheque No 000121 dated 08.11.2021 and Rs.1,00,000/- (One Lack only) vide Cheque No 000234 dated 07.02.2022 drawn by HDFC Bank to the Smt Rinku Devi land owners as a refundable token money at the time of this Development Agreement and the said amount shall refund by the land owners to the developer after completion of brick work.

III.5 **FIRST PARTY** who has taken Shining amount will have to return the same amount to the Developer after completion of brick work of the project. If First party denied refunding the Shining amount, Second party shall adjust the amount with Owner's Allocation/Owner's shares of Flat/s @ Rs.3000/- per square feet.

III.6 **FIRST PARTY** will be liable for Government Taxes for the Owner Allocation shares of Flat/s. The taxes should be paid before possession by the First Party to the developer.

ARTICLE VI - BUILDER'S / DEVELOPER RIGHT

1. The Landowner hereby grant subject to what has been hereinafter provided the exclusive right to the DEVELOPER to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and/or transfer and/or construction in accordance with the plan to be sanctioned by RMC/competent authority with or

Builder's Hand Sign

Handwritten notes:
1. 100000/-
2. 150000/-
3. 100000/-
4. 150000/-
5. 100000/-
6. 150000/-
7. 100000/-
8. 150000/-
9. 100000/-
10. 150000/-
11. 100000/-
12. 150000/-
13. 100000/-
14. 150000/-
15. 100000/-
16. 150000/-
17. 100000/-
18. 150000/-
19. 100000/-
20. 150000/-
21. 100000/-
22. 150000/-
23. 100000/-
24. 150000/-
25. 100000/-
26. 150000/-
27. 100000/-
28. 150000/-
29. 100000/-
30. 150000/-
31. 100000/-
32. 150000/-
33. 100000/-
34. 150000/-
35. 100000/-
36. 150000/-
37. 100000/-
38. 150000/-
39. 100000/-
40. 150000/-
41. 100000/-
42. 150000/-
43. 100000/-
44. 150000/-
45. 100000/-
46. 150000/-
47. 100000/-
48. 150000/-
49. 100000/-
50. 150000/-
51. 100000/-
52. 150000/-
53. 100000/-
54. 150000/-
55. 100000/-
56. 150000/-
57. 100000/-
58. 150000/-
59. 100000/-
60. 150000/-
61. 100000/-
62. 150000/-
63. 100000/-
64. 150000/-
65. 100000/-
66. 150000/-
67. 100000/-
68. 150000/-
69. 100000/-
70. 150000/-
71. 100000/-
72. 150000/-
73. 100000/-
74. 150000/-
75. 100000/-
76. 150000/-
77. 100000/-
78. 150000/-
79. 100000/-
80. 150000/-
81. 100000/-
82. 150000/-
83. 100000/-
84. 150000/-
85. 100000/-
86. 150000/-
87. 100000/-
88. 150000/-
89. 100000/-
90. 150000/-
91. 100000/-
92. 150000/-
93. 100000/-
94. 150000/-
95. 100000/-
96. 150000/-
97. 100000/-
98. 150000/-
99. 100000/-
100. 150000/-

without amendment and/or modification made or caused by the DEVELOPER.

- 2 The **DEVELOPER** shall be at liberty to sell in any rate of his allotted portion i.e.55% in residential and remaining parking space along with proportionate share of Schedule 'A' land.
- 3 The **Developers** shall develop the schedule land and construct thereon a multistoried Building by themselves.

Sankar Kumar Kundan

ARTICLE V:-APARTMENT CONSIDERATION

- i The builder shall complete the proposed project on its own cost and expenditure.
- ii The builder agreed to give possession of the owner allocation after completion of the said building along with all common facilities and site clearance of all construction materials.
- iii The builder shall be entitle to mortgage charge or deal with the areas known as the BUILDER ALLOCATION and the right title ,interest under this agreement.

Sankar Kumar Kundan

MSH

ARTICLE VI:-FORCE MAJEURE

The Developers shall not be liable to any obligation herein under to the extent the performance of the relevant obligations are prevented temporarily by the existence of the force majeure and shall free from the obligations during the duration of the force majeure.

FORCEMAJEURE:- Shall mean flood, Earthquake, Riot, War, Strom, Tempest, Civil Communication, Pandemic and or any other act or omission beyond the control of the Developers.

1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th

ARTICLE VII: - MISCELLANEOUS

1. The Landowner and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained

Sankar Kumar Kundan

herein, shall be deemed to construe as partnership between the DEVELOPER & the Landowner as a joint venture between the parties hereto in any manner or shall the parties hereto constitute as an association of persons.

2. The owners and the Developer have entered into his Agreement purely on contractual basis and this agreement is in the nature of collaboration agreement between the Builder and owners for mutual benefit.
3. It is understood that from time to time to facilitate the construction of the building by the DEVELOPER and transfer of flats, various deeds, matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner relative to which specific provisions may not have been mentioned herein. The Landowner hereby undertakes to do all such acts deeds matters and things that may be reasonably required to be done in the matter and the Landowner also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such deeds matters and things do not in any way infringe on the rights of the Landowner and and/or go against the spirit of this agreement.
4. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or sent: by pre-paid registered post to the Registered Office of the DEVELOPER.

Pranathama Kumar

Satyendra Kumar

MCH

उपरोक्त शर्तों पर
25/11/20

Sachchida Nand Singh

5. Nothing in these present shall be construed as a demise or assignment or conveyance in law by the Landowner of the Land property or anypart thereof to the DEVELOPER or as creating any right, title or interest in respect thereof in to commercially exploit the same in terms thereof provided, however, that the DEVELOPER shall be entitled to borrow money from any bank or banks or other financial institutions without creating any financial liability on the LANDOWNER or affecting their estate and interest in the LAND PROPERTY and it being expressly agreed and understood that in no event the Landowner shall be responsible and/or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the builder shall keep the LANDOWNER indemnified against all actions, suits, proceedings and costs, charges and expenses if arises due to construction or development work. If any defect is noticed in the title with respect to the Schedule land, the Landowner will be responsible for all expenses.

Shankharam Kumbhar

Satishchandra Kumbhar

6. As and from the date of completion of the building, the DEVELOPER and/or its transferees and the Landowner and/or their transferees shall be liable to pay and bear proportionate charges on account of all taxes and other impositions payable in respect of the space.

MPG

7. There is no existing agreement regarding the development or sale of the said premises and that all other arrangements, if any, prior to this agreement have been cancelled and are being suspended by this agreement. The Landowner assure and guarantees that the Land Property is free from any encumbrance, attachment, charge, claim or demand whatsoever by or from anyone whosoever and that he has absolute authority, perfect right and indefeasible title to enter into this Development Agreement with the Developer and that

MPG
 1st floor
 2nd floor
 3rd floor
 4th floor
 5th floor
 6th floor
 7th floor
 8th floor
 9th floor
 10th floor
 11th floor
 12th floor
 13th floor
 14th floor
 15th floor
 16th floor
 17th floor
 18th floor
 19th floor
 20th floor
 21st floor
 22nd floor
 23rd floor
 24th floor
 25th floor
 26th floor
 27th floor
 28th floor
 29th floor
 30th floor
 31st floor
 32nd floor
 33rd floor
 34th floor
 35th floor
 36th floor
 37th floor
 38th floor
 39th floor
 40th floor
 41st floor
 42nd floor
 43rd floor
 44th floor
 45th floor
 46th floor
 47th floor
 48th floor
 49th floor
 50th floor
 51st floor
 52nd floor
 53rd floor
 54th floor
 55th floor
 56th floor
 57th floor
 58th floor
 59th floor
 60th floor
 61st floor
 62nd floor
 63rd floor
 64th floor
 65th floor
 66th floor
 67th floor
 68th floor
 69th floor
 70th floor
 71st floor
 72nd floor
 73rd floor
 74th floor
 75th floor
 76th floor
 77th floor
 78th floor
 79th floor
 80th floor
 81st floor
 82nd floor
 83rd floor
 84th floor
 85th floor
 86th floor
 87th floor
 88th floor
 89th floor
 90th floor
 91st floor
 92nd floor
 93rd floor
 94th floor
 95th floor
 96th floor
 97th floor
 98th floor
 99th floor
 100th floor

Sachinendra Kumbhar

the Landowner shall not only compensate all and whatsoever loss or damage that may be suffered by the Developer because of any defect and/or deficiency on landowner title and/or possession of the Land Property but shall also be penalty liable for causing wrongful loss to the Developer and wrongful gain to himself by misrepresentation.

8 months
Kumar

8. It shall be obligatory on the part of the Landowner to become member of the FLAT OWNERS' association or society formed by the members staying in the said building and this association of the flat owner will repair and maintain the property and which shall pay all the charges or various Government duties and levies and taxes or anyother outgoing relating to the said property and the building, shall be payable by all the flat OWNERS. The flat OWNER'S Association shall be the apex body relating to interest of all the flat OWNERS and shall work for the peaceful living of the member. The Landowner will be liable to pay their respective charges against maintenance of building.

Satyendra Kumar

9. The Landowner shall from the date of taking possession, maintain the said flats at his own cost in a good and tenantable condition and shall not do or cause to do anything in or to the said building or part thereof which may be against the bylaws of local authority or' any of the statutory bodies which may cause hardship to other co-occupants, alter or make additions in or about the said building / fiat or part thereof.

MSH

10. The building shall be completed within 30 (Thirty) months from the date of sanctioned of the map subject to the Grace Clause above, However, delays in account of slow payments from the intending purchaser/s may delay the completion period of the building in such events the Landowner shall have no right to claim from the DEVELOPER in this account any

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Sachinendra Kumar Singh

damage which may be caused due to delay in the handing over possession of the landowner's Share. However, the land owner may claim loss of rent against the owner's share.

11. The LANDOWNER shall pay as per existing regulation of Central Government and any other tax/as which is required as per the state/central government.
12. The electric connection charges and duties for the LANDOWNER Shares Flats shall be borne by Landowner i.e. the LANDOWNER shall pay as per required for each flat to the BUILDER for the flat allotted to the LANDOWNER, against electric connection charges.
13. The Municipal taxes, land revenue and electricity etc. will be borne by the DEVELOPER from the date of vacation of the existing house by the Landowner till the possession of flat is given.

कुम्हार

शुद्ध

समस्त

ARTICLE VIII: - LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that it will be the responsibility of the Landowner and the DEVELOPER jointly to defend all actions and proceedings in respect of the title of the aforesaid land property, if circumstances require for same.
2. The Landowner give full power by this Agreement in favour of the said DEVELOPER or its nominee, through which the said DEVELOPER is authorized to develop land according to feasibility, fix up purchasers and in general, carry all the necessary activities required for the purpose of construction and disposal of flats as per sanctioned plan to the advantage and convenience of the associated parties.
3. The Landowner is herewith handing over copy of all the relevant documents regarding title, possession, municipal

मद

पुस्तक
के
द्वारा
दिए
गए

Sachide Mand Singh

taxes and other legal papers concerning the land properties referred above. The Landowner further assures and confirms to provide to the DEVELOPER any other document required in connection with the said land property within a reasonable time at their expenses.

4. Courts of Ranchi will alone have the jurisdiction in all legal matters arising out of or concerning this transaction and the award of arbitrator or otherwise between the parties herein shall be final.
5. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein. And the land owners vacant and delivered the all constructed area in the said land after demolish before the taking possession of the Flats of the their share.

Ranjan Kumar

Satish Kumar

ARTICLE IX: - GRACE PERIOD

Fixed period of 6 (Six) months can be extended for further 6months if circumstances so require.

ARTICLE V: - NAME OF APARTMENT

The proposed Apartment shall be constructed as per the sanction of the map by the Ranchi Municipal Corporation/Competent authority and the name of the Apartment Shall is mutual understanding.

M/S

FIRST SCHEDULE - "A"

All that piece and parcel of Land under Khata No 371, Plot No.1495, Sub Plot No.1495/ A-3, area 6 Decimal, Sub Plot No A-4, area 6 Decimal, Sub Plot No B-1, area 6 Decimal, Sub Plot No B-3 area 2 Decimal, and Sub Plot No B-2 area 7 Decimal total area Area-27 Decimal Situated at Village Misirgonda alias Pahar Gonda, P.S.-Gonda, Thana No- 191, Khewat No 17 within ward No 2 New & Old Ward No 2, Holding No 0220004384000Z0, 0020009802000Z0,

*150210570
2021/11/20*

Jeebhida Nand Singh

0020009791005Z0, 0020009794005Z0 and 0020009792005Z0 respectively in District Ranchi, Municipal Corporation, Town and District of Ranchi, in the State of Jharkhand, which has been butted and bounded as follows:-

NORTH : Plot No 1485 and Part of Plot No 1495/A
SOUTH : 15 wide Proposed Road.
EAST : Village Road
WEST : Sub Plot No 1495 B-1

THE SECOND SCHEDULE -"B"

The Builder shall at its own cost construct create and complete in all respect of the said building complex along with all materials and shall allocate to the owner 45% super built up area along with undivided proportionate share of land 45% of car parking space on the stilt and all common facilities and amenities without anything in cash, financial or negotiable instrument, bill or kind in the aforesaid Building.

Service Tax, as applicable, shall be charged against each installment.

LAND OWNER NO 1 ALLOCATION

The BUILDER shall allocate to the OWNER 2 (two) numbers of Flats with including with two numbers of car parking space in **"SRI VISHNU RESIDENCY"** and the right in common in the common areas and common amenities and facilities as follows:-

SL. NO.	Block	Flat No:	Floor
1.	1	A-1	First Floor
2.	1	B-1	First Floor

Sachchida Nand Singh

Pradham Kumar

Satyendra Kumar

Yash

1. अष्टमि 2. अश्वि 3. अश्वि 4. अश्वि 5. अश्वि 6. अश्वि 7. अश्वि 8. अश्वि 9. अश्वि 10. अश्वि

LAND OWNER NO 2 & 3 ALLOCATION

The BUILDER shall allocate to the OWNER 3 (THREE) numbers of Flats with including with THREE numbers of car parking space in "SRI VISHNU RESIDENCY" and the right in common in the common areas and common amenities and facilities as follows:-

SL. NO.	Block	Flat No:	Floor
1.	1	A-4	Fourth Floor
2.	1	B-4	Fourth Floor
1.	1	C-4	Fourth Floor

LAND OWNER NO 4 & 5 ALLOCATION

The BUILDER shall allocate to the OWNER 3 (THREE) numbers of Flats with including with THREE numbers of car parking space in "SRI VISHNU RESIDENCY" and the right in common in the common areas and common amenities and facilities as follows:-

SL. NO.	Block	Flat No:	Floor
1.	1	C-1	First Floor
2.	1	D-1	First Floor

LAND OWNER NO 6 ALLOCATION

The BUILDER shall allocate to the OWNER 2 (Two) numbers of Flats with including with Two numbers of car parking space in "SRI VISHNU RESIDENCY" and the right in common in the common areas and common amenities and facilities as follows:-

SL. NO.	Block	Flat No:	Floor
1.	1	E-2	Second Floor
2.	1	D-3	Third Floor
3.	1	D-2	Second Floor

Pranthonu Kumar

Satyendra Kumar

Y S S

Handwritten notes and signatures on the right side of the page.

Jashida Nand Singh

that respect and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligation on the part of the BUILDER to obtain any further consent of any of the OWNER and this agreement by itself shall be treated as consent by the OWNERS.

Shankar Kumar

THE THIRD SCHEDULE - "C":

1. Foundation, column, beams, supports, corridor, lobbies, stairs, landings, entrance, and exist which shall be utilized by the developers but the purchaser have right to access whenever necessary for the purpose of repair maintenance of Common amenities of the multi storied building complex.
2. Drainage and sewerage and all pipes and other installations for the same (accept only those as are installed within the exclusive area of any flats and exclusively for its use).
3. Electric installation and its room and/or meter room, Generator area and all electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any flat
4. Stair cases, stair case landings and/or mid-landing on all the floor without roof right of the building in the said Multi-storied building. Lobbies on all the floors of the Building in the said Multi-storied building except the roof.
5. Water tanks without roof right, tube well and its installations water pump rooms, water reservoir tanks and all plumbing installations for carriage of water (save and except those as are exclusively within and for use any flat.
6. Lift along with lift well; lift machine room without roof right and all other electrical wiring, machinery and fitting if any.
7. Such other common parts, areas equipments or installations fittings and fixtures in or about the said building in the said

Satyendra Kumar

MPH
20/10/20
20/10/20
20/10/20

Sachchida Nand Singh

multi-storied building as are necessary for passage, drive ways to and/or user of the flats in common by Co-owners.

8. Fire Fighting System as per requirement.
9. EPAX System, Electrical Installations as per requirement/design.
10. Common Electric connection for common area.
11. Common lawn and other open area of the said Multi-storied building.

Permanant

Shardhara

Satyendra Kumar

THE FOURTH SCHEDULE - 'D'

1. The expenses of administration, maintenance, repair, replacement of the common parts, and equipment and accessories, common area, and facilities including white washing, paints and decorating of the exterior portion of the said building. The boundary walls entrance, staircase, landing gutter rainwater pipes, motor pump, tube well, wiring and installation sewers, drain and all other common parts fixture, fittings, and requirement in under or upon the building enjoyment or used in common by the owners, intending purchasers co-purchaser or other occupier thereto after completion and once builder obtain possession certificate of the building to from the land owners.
2. The cost of cleaning, maintenance and lighting the main entrance, landing, staircase and other parts of the building as enjoyed or used in common by these occupiers of the said building.
3. The salaries of managers, clerk, bill collectors, chowkidars, electrician, sweepers etc if any.
4. The cost of working repairs, replacement and maintenance of pump, tube well and other plumbing work including all other service charge for services rendered in common to all occupiers, lift maintenance, Generator maintenance etc.

INDIA

NO SIGNATURE
FOR UP TO 300 LINE

Satishchandra Nandan Singh

5. Municipal taxes and other taxes and other outgoing etc.
6. Insurance of building against earthquake, fire mob damage and civil commotion etc.
7. All electrical charge payable in common for the common portions of the said building.
8. All such other expenses including printing and stationary also expense incurred in respect of any dispute with Ranchi Municipal Corporation (R.M.C/R.R.D.A, Ranchi or any other authority, government, insurance company or any other person in relation to or be deemed by the builder or any other committee or association of the occupiers to be necessary or incidental to the maintenance and up kep of the said building.

Anand Kumar
 Anand Kumar
 Satyendra Kumar

THE FIFTH SCHEDULE - 'E'

1. The intending purchaser shall be entitle to all right privilege, vertical and lateral supports, easements appendages, whatsoever belonging to the said building or therewith usually held used occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereinafter more particularly set forth in the seventh schedule.
2. The right of way in common as aforesaid into and upon all the common passage, driveway, entrance at all time for all purpose connected with the reasonable use and enjoyment of the said flat and comprised within the said building and property and it is hereby declared that nothing herein contained shall permit the purchaser or persons deriving title under the purchaser and or his/her/ their its servant and employees invitees and or customer to obstruct in any way by vehicle deposit of materials rubbish or any other thing free passage , driveway, and entrance as aforesaid.
3. The right of protection of the said flat by or from all other parts of the building and property as far as protect the same.

JMD
 20/12/20
 20/12/20

THE SIXTH SCHEDULE - 'F'

Jeebhida Mand Singh

1. The right of flow in common with the purchaser and other person aforesaid of electricity, water, soil, and waste from and to any part to the other part of the said building through pipes, drains, wire, or conduct lying or being in under reasonable for the beneficial use occupation and enjoyment of other part of the said building.
2. The right of protection of other part of the said building or all part of the said flats as the same and or does normally protect.
3. The right as would otherwise become vested in the purchaser by means of any structural alteration to the said flat or otherwise in a Manner to lessen or diminish any support enjoyment by other parties of the said building.

1. Boardroom kumar

Sattunde Kumar

SPECIFICATION

ABOVE REFERRED TO (SPECIFICATION); the specifications of the building /flats shall be as follows:-

FOUNDATION	:	R.C.C. column foundation and plinth In addition to protection for earth quake.
PLENTH LEVEL	:	as per design.
ROOF	:	R.C.C. Slab with proportion of design.
STRUCTURE	:	R.C.C. Column / Beams / Slabs
WALLS	:	Brick work.
WALL FINISH	:	External wall have snowcap/rustic. Internal wall will have plaster of Paris
FLOORS TILES.	:	Common floor area verified
DOORS	:	ISI Marked 30mm Flush Doors.
WINDOWS	:	Three track sliding Aluminum with glass Panels.
WATER supply	:	Connection with one deep tube well with Over head tank and connected by electric pump byOver headtank.
TOILETS	:	Floor Glazed tiles up to 7'-0" height.

1. MSH

1. 20/05/2018
2. 20/05/2018

Sachin Mand Singh

SANITARY FITTINGS: All C.P. fittings of Standard make, white glazed vitreous sanitary ware, cistern of white acrylic fiber glass.

KITCHEN : Granite stone working platform with Ceramictiles dadoup to 24" height. Flooring-Tiles.

ELECTRICAL : Concealed conduct with Standard fittings and fixtures. (Light, fans and other fixtures not provided).

Lift capacity : One lift of 06 (eight) passengers of standard make/as per requirement.

Generator Capacity. : Sound proof Gen -set of adequate

Pranhlana lemon

Satyendra Kumar

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules A is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor it is Bhoodan land, The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L. or E.C.L.

Yam

3/11/2023

IT IS FURTHER CERTIFIED that the land does not belong to Adivasi Khata, nor connected with any member of Scheduled Tribe and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that the said land has not been mortgaged with any institution.

1. 3/11/2023
2. 3/11/2023

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals on this the 3rd day of **November 2023** at Ranchi after fully understanding the contents of these presents.

Sachchida Nand Singh

WITNESSES

1. सुरेश ठरॉव
पिता विरसा ठरॉव
पता राम नुवरी
पोस्ट वांगर सिरांची

2. मनीष भगत
पिता सोमरा भगत
पता - कुलकुपी भद्रवादीली
पोस्ट डुलो, बानासिसर

पिता सुमला
3/11/2023
Signature, Photo and finger prints of the Developers
Jehulida Nand Singh
3/11/2023

FIRST PARTY/ LAND OWNER

1. अंजु सिंह
 2. मृदुला देवी
 3. पुष्पा
 4. Sitpandita Kumari
 5. Prathana Kumari
 6. विक्रु देवी
- 3/11/2023



ATTESTED

✓
Rohit Kumar
03/11/23 Adv.

Little	Ring	Middle	Index	Thumb

Rohit Kumar
ADVOCATE
CIVIL COURT BANCHI

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 :-

1
Rohit Kumar
03/11/23 Adv.
Drafted by

Rohit Kumar
CIVIL COURT BANCHI



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
समीक्षित मालिकन				चुरमन लोहार, वन्द - उड़ी लोहार, , जाति- लोहार, निवासी- शाकिन देह						
जिला का रॉची नाम		अंचल का हेहल नाम		हलका का हल्का-01 नाम		मौजा का नाम		मिसीरगोन्दा खाता रैयती का प्रकार		
खेवट 17 नम्बर		खाता नम्बर 371		थाना का रॉची नाम		थाना नम्बर 191				
खाता नम्बर	खेसरा नम्बर	चीहटी उत्तर 3 चीहटी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक सगान/सेस	सगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	शेब	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
371	1494	टांड किरसा मुन्डा टोन शेख खेदन	टोन तीन 2	0 (एकड़) 20 (डिसमील) ()			0	10	0	कायमी
	1495	टांड वन्धना मुन्डा टांड अरमिला लोहार	टांड दो 5	1 (एकड़) 35 (डिसमील) ()			0	10	0	
खाता मे कुल प्लोट संख्या 2		खाता का कुल मिजान		1 (एकड़) 55 (डिसमील) ()		खाता का कुल		0 10 0		

यह एक कंप्यूटर जनित प्रति है

5/29/2023
9:47:28
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

ऑनलाइन जाँचा

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

V

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
371	1495	0 एकड़ 6 डिसमीत 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया को हल) मौजूदा साल का।

मांग बाबत	साताना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
मात (नकदी)	10.00					10.00
गुजारी (भावली)	2.50					2.50
संस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	2.00					2.00
मौजान	24.50					24.50

तफसील अदापकारी

अदापकारी बाबत	साताना	बकाया				मौतालाबा हाल (2023-2024)	फाजित
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
मात (नकदी)					10.00		
गुजारी (भावली)					2.50		
संस					5.00		
सूद					5.00		
मुतफरकात					2.00		
मौजान अदापकारी					24.50		

(1) मौजान कुल (तफसील में) : Twenty Four Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 03-08-2023

लास महाल का बकाया मातगुजारी 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।

ऑनलाइन जाँचा

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

Print

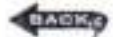
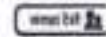


झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

June 6, 2022

भाग वर्तमान	11	पृष्ठ संख्या	250										
विकास का नाम	रोड	अनुसूचित नाम	खतर	अवधि का नाम	हेडिंग	इलाका का नाम	इलाका-01	इस्टेट का नाम	इलाका का प्रकार	इलाका का प्रकार			
सौदा का नाम	मिती/संख्या	होल्डिंग संख्या	371	लैडी संख्या	0	खतर संख्या	191						
अनु विधि, विल-प्रकाश कुन्वर सिंह, जति: ———													
खतबे नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्रक्रिया					तय्यार	सेस				
371	1425	3 प 6 डि 0 हे	खतबे खत संख्या 8304 R27/ 2011-12					10	14.5				
कुल प्लॉट		3 प 6 डि 0 हे											
साल	प्रति प्लॉट संख्या	साल से	साल तक	साल बकाया	साल का	रोड सेस बकाया	रोड सेस का	विशेष सेस बकाया	विशेष सेस का	स्थायी सेस बकाया	स्थायी सेस का	कृषि सेस बकाया	कृषि सेस का
06/12/2012	0254794	2012	2013	0	10	0	2.5	0	5	0	5	0	2
07-14-2016	1488508955	2011-2012	2016-2017	90	10	12.5	2.5	25	5	25	5	10	2
01-16-2019	0690862506	2017-2018	2018-2019	10	10	2.5	2.5	5	5	5	5	2	2
03-05-2021	0074170157	2019-2020	2020-2021	10	10	2.5	2.5	5	5	5	5	2	2
05-04-2022	0225229078	2021-2022	2022-2023	10	10	2.5	2.5	5	5	5	5	2	2

List Of Case Status Details



यह एक स्वयंपूर्ण जमिन प्रति
यह प्रकाश कुन्वर प्रती की जानकारी के लिए है
किसी भी प्रकार की असुविधा के लिए सम्बन्धित अधिकारिकों से संपर्क करें
खतर का नम्बर देखने के लिए खत नम्बर लिंक करें

ऑनलाइन जाँचा



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : **TRAN17129065020230840**

Date : **2023-08-17**

Department / Section : Revenue Section

Ward No : **2**

Account Description : Holding Tax & Others

New Ward No : **2**

Holding No. : **0020004384000Z0**

New Holding No : **0020004384000Z0**

Received From Mr / Mrs / Miss . : **ANJU SINGH W/O ARJUN SINGH PRAKASH KUMAR SINGH**

Address : **MISHIR GONDA PAHAR GONDA ADLATU ROAD TOP MORABADI RANCHI**

A Sum of Rs. : **732.00**

(in words) : **Seven Hundred And Thirty 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	2023-2024	4	2023-2024	728.44
				1% Monthly Penalty	3.64
				Total Payable Amount	0.00
				Total Paid Amount	732.00



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

हेडल मिरीरगेन्दा 191 मुदुल देवी		
खता संख्या	खेसरा संख्या	रकबा (एकड़ में)
371	1495	0 एकड़ 6 डिक्मील 0 इन्कर

अराजी नकदी	अराजी भावती	हाफसील हिस्सा लखन भावती
------------	-------------	-------------------------

जोत का साताना मोग मय हाफसील (बकाया में हात) मौजूदा खत का।

भाग बाबत	साताना	बकाया				हात (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष	
मात (नकदी)	10.00					10.00
गुजरी (भावती)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकत	2.00					2.00
मौजान	2.00					2.00
	24.50					24.50

हाफसील अदायकारी

अदायकारी बाबा	साताना	बकाया				मौजलबा हात (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष		
मात (नकदी)	10.00					10.00	
गुजरी (भावती)	2.50					2.50	
सेस	5.00					5.00	
सूद	5.00					5.00	
मुतफरकत	2.00					2.00	
मौजान अदायकारी	2.00					2.00	
	24.50					24.50	

(1) मौजान कुल (ताफजी में) : Twenty Four Rupees and Fifty Paise

(2) नाम रेडिन्दा -

(3) कुल बकाया- 24.50

तारीख अमला तहसील कुनिन्दा : 03-08-2023

आस महाल का बकाया भालगुजरी पर (मिस्त्र देसे बकामों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जात है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की असुद्धियों के लिए सम्बन्धित अंशदायकारी से संपर्क करें।

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

Print

ऑनलाइन जाँचा

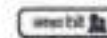


झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

June 6, 2022

भाग वर्तमान 11		पृष्ठ संख्या 248											
जिला का नाम	राँची	अनुमति का नाम	सदर अपील का नाम	हेडल	इलाका का नाम	इलका-01	इस्टेट का नाम	झारखण्ड					
ब्लॉक का नाम	मिसीरगोन्दा	इंस्टीट्यूट संख्या	371	तौली संख्या	0	घास नंबर	191	खारा का प्रकार	—				
मुद्रा देवी, पति-सह दिनेश चौधरी, जति: —													
खारा नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्रविकार				साल	सेरा			
371	1495	0 ए 6 डि 0 हे			210 खास सद संख्या 8302 R27/ 2011-12				10	14.5			
कुल परिवर्तन		0 ए 6 डि 0 हे											
तारीख	प्रति पत्र संख्या	साल से	साल तक	साल बकाया	सागत पावु साल	रोड सेरा बकाया	रोड सेरा पावु साल	दिखा सेरा बकाया	दिखा सेरा पावु साल	सागत्य सेरा बकाया	सागत्य सेरा पावु साल	कृषि सेरा बकाया	कृषि सेरा पावु साल
08/12/2012	5254702	2012	2013	0	10	0	2.5	0	5	0	3	0	2
07-18-2016	1468866505	2011-2012	2016-2017	50	10	12.5	2.5	25	5	25	5	10	2
03-08-2021	0328792273	2017-2018	2020-2021	30	10	7.5	2.5	15	5	15	5	6	2
06-06-2022	0497376525	2021-2022	2022-2023	10	10	2.5	2.5	5	5	5	5	2	2

List Of Case Status Details



एक एक सम्पत्ति पर जमा प्रति
एक प्रपत्र केवल प्रती की जानकारी के लिए है
किसी भी प्रकार की अवज्ञा के लिए जम्बुद्वारा अनुमतिपत्रों से संबंधित
प्रपत्र का बकाया देखने के लिए प्रपत्र नंबर जितक की

ऑनलाइन जाँचा



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN17129047920230845

Date : 2023-08-17

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No : 2

Holding No. : 0020009802000Z0

New Holding No : 0020009802000Z0

Received From Mr / Mrs / Miss. : MRIDULA DEVI W/O DINESH CHOUDHARI

Address : VILLAGE MISIRGONDA KHATA NO 371 AND PLOT NO 1495 KANKE RANCHI

A Sum of Rs. : 1323.00

(in words) : One Thousand Three Hundred And Twenty 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	2	2022-2023	4	2023-2024	1275.75
				1% Monthly Penalty	47.38
				Total Payable Amount	0.00
				Total Paid Amount	1323.00



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

हेडल गिरीगोन्दा 191 PUSHPA CHOUDHARY		
खाल संख्या	खेसल संख्या	रकबा (एकड़ में)
371	1495	0 एकड़ 2 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिस्सा खाने भावती
------------	-------------	-------------------------

जौत का खालना मांग मय तफसील (बकाया की हालत) मौजूदा खाल का।

मांग बाबत	सादाग	बकाया				हालत (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
मात (नकदी)	10.00					10.00
गुजारी (भावती)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकाल	2.00					2.00
मीजान	24.50					24.50

तफसील अदायकारी

अदायकारी बाबत	सादाग	बकाया				मौजालका हालत (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
मात (नकदी)						10.00	
गुजारी (भावती)						2.50	
सेस						5.00	
सूद						5.00	
मुतफरकाल						2.00	
मीजान अदायकारी						24.50	

(1) मीजान कुल (लखन में) : Twenty Four Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 24.50

तारीख अमल तहसील कुनिन्दा : 03-08-2023

खाल महाल का बकाया मातगुजारी पर (गिवाप ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिपा जाल है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Duplicate-copy CRSLP142216709

11/30/2022



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

मानांतरण पंक्ति-पत्र



जिला का नाम	संचो	अनुमंडल नाम	संखर	अंचल का नाम	हेरल	हिल्का	हिल्का-01				
इस्टेट का नाम	झारखण्ड	भाग	वर्तमान(VOL)	19	पृष्ठ संख्या	वर्तमान	49				
						शाना नं.	191				
क्रमिक संख्या	कैस नं.	मौजा का नाम/ राजस्व शाना नं.	शाना का नाम	रकीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिपूत जिसमें मानांतरण संबंधित है	कारोबार विस्तृत सूचना	लशान	रजिस्टर 2 अंकन तिथि अंगुलि		
16709	1115 /R27	मिसौरानिया/ 191	संचो	29/11/2022	By Sale	खाना भाग नं. वर्तमान	खाना प्लॉट नं. 221	1425	2 डिसेमीन	10	
	2022 - 2023				Registration Deed 1898 Dated 22/07/2021	वर्तमान					
क्रेता का नाम :	(PUSHPA CHOUDHARYपत्नि J S CHOUDHARY, जति- भुशीौर, पता-NEW OFFICERS FLAT NEAR NEPAL HOUSE PS DORANDA RANCHI)			जमावही रैयत का नाम :	NEELAM ROY-पत्नि-SUBODH KUMAR MISHRA			विक्रेता का नाम :	RUMI ROY AND OTHERS, पित्त-LATE PANDEY LALIT MOHAN NATH ROY, जति-—, पत्ता-D B PLACE RADHA GOVIND STREET THARPAKHNA PS LOWER BAZAR RANCHI		
राजस्व कर्मचारी हिल्का-01 को अवरयक कर्दागरी एवं सूचनाई हस्तान्तरित।	यह एक कंप्यूटर जनित पंक्ति है।										
यह पत्र केवल पार्सी की जानकारी के लिए है	यह पत्र केवल पार्सी की जानकारी के लिए है										
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।	इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।										
कोरोना के उड़ जाणे प्राण, जब सड़क पर न जाए इन्सान।	कोरोना के उड़ जाणे प्राण, जब सड़क पर न जाए इन्सान।										
	Signature valid										
	Digitally signed by										
	OM PRAKASH MANDAL										
	अध्यापिकागरी हेरल										



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN17129047320230830

Date : 2023-08-17

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No : 2

Holding No. : 0020007287000Z0

New Holding No : 0020009791005Z0

Received From Mr / Mrs / Miss .: **PUSHPA CHOUDHARY W/O JATA SHANKAR CHOUDHARY**

Address : **VILLAGE MISIRGONDA PATHAR GONDA KANKE RANCHI**

A Sum of Rs. : **244.00**

(in words) : **Two Hundred And Forty Four 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	2023-2024	4	2023-2024	243.00
				1% Monthly Penalty	1.22
				Total Payable Amount	0.00
				Total Paid Amount	244.00



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

हेतल मिलीरगणेन्दा 191 SATYENDRA KUMAR PRARTHANA KUMARI		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
371	1495	0 एकड़ 6 डिसमील 0 इंचटर

अराजी नकदी	अराजी भावती	तफसील हिसाब तम्बन भावती
------------	-------------	-------------------------

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

मांग बाबत	सालाना	बकाया				हल (2023-2024)
		तीन वर्ष से ज्यादा	1 रा वर्ष	2 रा वर्ष	1 रा वर्ष (2022-2023)	
मात (नकदी)	40.00				40.00	40.00
गुजारी (भावती)	10.00				10.00	10.00
सेस	20.00				20.00	20.00
सुद	20.00				20.00	20.00
मुताफरकात	8.00				8.00	8.00
मोजान	8.00				8.00	8.00
	98.00				98.00	98.00

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौलातबा हल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	1 रा वर्ष	2 रा वर्ष	1 रा वर्ष (2022-2023)		
मात (नकदी)					40.00	40.00	
गुजारी (भावती)					10.00	10.00	
सेस					20.00	20.00	
सुद					20.00	20.00	
मुताफरकात					20.00	20.00	
मोजान अदायकारी					8.00	8.00	
					98.00	98.00	

(1) मौजान कुल (सालाना में) : One Hundred Ninety Six Rupees

(2) नाम देहिन्दा -

(3) कुल बकाया- 196.00

तारीख अमला तहसील कुनिना : 03-08-2023

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



यह एक कम्प्युटर जनित प्रिंट है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अपुष्टिओं के लिए सम्बन्धित अंदायकारी से संपर्क करें।

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

Print

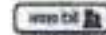


झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पेजी II प्रति

June 6, 2022

भाग वर्तमान	18	पट्टा संख्या	44										
विल का नाम	टीवी	अनुमोदक नाम	सदर	अपेक्ष का नाम	हेडल	इलका का नाम	इलका-01	इस्टेट का नाम	JHARKHAND				
सैज का नाम	मितीरगैन्दा	होलिंग संख्या	371	टीवी संख्या		पाना नम्बर	191	खस का प्रकार	---				
SATYENDRA KUMAR, ---OM PRAKASH SAU, पति: --- एवं PRARTHANA KUMARI, ---LATE JAMUNA PRASAD, पति: ---													
खस नम्बर	पट्टा संख्या	रकबा			परिवर्तन के लिए प्रधिकार				लगाव	सेल			
371	1495	0 ए 6 डि 0 हे			सामान्यतः मुकदमा संख्या 2148/2020 - 2021				40	0			
	कुल परिवार	0 ए 6 डि 0 हे											
वर्ष	प्रति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत बाटू साल	रोड सेल बकाया	रोड सेल बाटू साल	शिक्षा सेल बकाया	शिक्षा सेल बाटू साल	स्वास्थ्य सेल बकाया	स्वास्थ्य सेल बाटू साल	कृषि सेल बकाया	कृषि सेल बाटू साल
06-35-2021	0104893483	2020-2021	2021-2022	40	40	10	10	20	20	20	20	5	5

List Of Case Status Details



यह एक ऑनलाइन प्रति प्रति
यह प्रपत्र केवल प्रपत्र की जानकारी के लिए है
किसी भी प्रकार की अपुष्टि के लिए सम्बन्धित अंशदायिका से संपर्क करें
पत्र का नक्का देखने के लिए पत्र नंबर लिंक करें।



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN17129051920230819

Date : 2023-08-17

Department / Section : Revenue Section
Account Description : Holding Tax & Others

Ward No : 2
New Ward No : 2
Holding No. : 0020007287000Z0
New Holding No : 0020009794005Z0

Received From Mr / Mrs / Miss . : SATYENDRA KUMAR S/O OM PRAKASH, PRARTHANA KUMARI W/O SATYENDRA KUMAR

Address : VILLAGE MISIRGONDA PAHAR GONDA KANKE RANCHI

A Sum of Rs. : 733.00

(in words) : Seven Hundred And Thirty 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	2023-2024	4	2023-2024	729.00
				1% Monthly Penalty	3.65
				Total Payable Amount	0.00
				Total Paid Amount	733.00



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

हिरत गिरीरगौन्दा 191 RINKU DEVI		
खता संख्या	खेसरा संख्या	रकबा (एकड़ में)
371	1495	0 एकड़ 7 डिसेमीत 0 इंच

अराजी नकदी	अराजी भावती	लफ्सील हिसाब लगान भावती
------------	-------------	-------------------------

जोत का सालाना मांग मय लफ्सील (बकाया जो हाल) मौजूदा हाल का।

मांग बाबत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष	
मात (नकदी)	15.00					15.00
गुजारी (भावती)	3.75					3.75
सेस	7.50					7.50
खुद	7.50					7.50
मुताफरकाल	3.00					3.00
मीजान	36.75					36.75

लफ्सील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मीजान हाल (2023-2024)	फर्जित
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष		
मात (नकदी)	15.00					15.00	
गुजारी (भावती)	3.75					3.75	
सेस	7.50					7.50	
खुद	7.50					7.50	
मुताफरकाल	3.00					3.00	
मीजान अदायकारी	36.75					36.75	

(१) मीजान कुल (लफ्सील में) : Thirty Six Rupees and Seventy Five Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 36.75

तारीख अमला लफ्सील कुनिन्दा : 16-05-2023

खास महल का बकाया मालगुजारी पर (बिनाय देहे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जात है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रत्येक केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अपुष्टियों के लिए सम्बन्धित अंमलधिकारी से संपर्क करें।

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

Print



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी 11 प्रति

June 6, 2022

भाग वर्तमान	10	पृष्ठ संख्या	5											
जिला का नाम	राँची	अनुसूचित नाम	सदर	असेल का नाम	इंजल	इलाका का नाम	हल्का-01	इस्टेट का नाम	JHARKHAND					
सौदा का नाम	शिबीगोदा	होशिय संख्या	371	सौदा संख्या		खसत नम्बर	191	खसत का प्रकार	---					
RINKU DEVI, पित्त-BELBHADRA PANDEY, जति: ---														
खसत नम्बर	पॉस्ट संख्या	रकबा			परिवर्तन के लिए प्रक्रिया							रुपान	सेरा	
371	1495	0 रो 7 डि 0 हे			नाम-नराम मुकदमा संख्या 422/2020 - 2021							15	0	
		कुल परिवर्तन			0 रो 7 डि 0 हे									
तारीख	प्रति पत्र संख्या	साल से	साल तक	खसत रकबा	खसत धानु सल	सौदा सेरा रकबा	सौदा सेरा धानु सल	शिक्षा सेरा रकबा	शिक्षा सेरा धानु सल	स्वास्थ्य सेरा रकबा	स्वास्थ्य सेरा धानु सल	कृषि सेरा रकबा	कृषि सेरा धानु सल	
10-09-2020	0658325778	2020-2021	2030-2031	0	15	0	3.75	0	7.5	0	7.5	0	3	
06-06-2022	0019670915	2021-2022	2022-2023	15	15	3.75	3.75	7.5	7.5	7.5	7.5	3	3	

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति है।
यह प्रकाश केवल प्रार्थी को जानकारी के लिए है।
किसी भी प्रकार की अनुचितियों के लिए सम्बन्धित अधिकारिकारी से संपर्क करें।
खसत का मसला देखने के लिए खसत नम्बर लिखा करें।



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : TRAN17129059920230810

Date : 2023-08-17

Department / Section : Revenue Section
Account Description : Holding Tax & Others

Ward No : 2
New Ward No : 2
Holding No. : 0020007287000Z0
New Holding No : 0020009792005Z0

Received From Mr / Mrs / Miss . : SMT RINKU DEVI W/O BASANT KUMAR TIWARI

Address : VILLAGE MISIRGONDA PATHAR GONDA KANKE RANCHI

A Sum of Rs. : 855.00

(in words) : Eight Hundred And Fifty Five 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	2023-2024	4	2023-2024	850.52
				1% Monthly Penalty	4.25
				Total Payable Amount	-0.00
				Total Paid Amount	855.00



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

Chhatnagar Settlement
KHATTIAN Form (Lower half)

Name of Village Amalpur Thana Amalpur Thana Number 929 Name of Landholder Amalpur Khattian

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----

369 - ग्राम की

बन 55 मीटर
की मोटाई
आदि से

Amalpur

Amalpur



9-90
दीर्घ

30 मीटर
8.50
दीर्घ 2

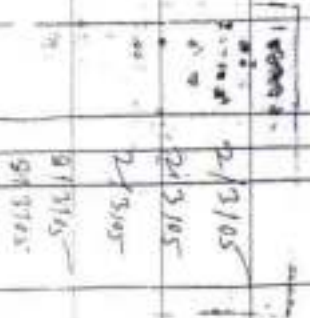
30-मोटाई
3.50
दीर्घ मोटाई

2

9 = 42

मूल खतिबान से
मिलान किया

0311123

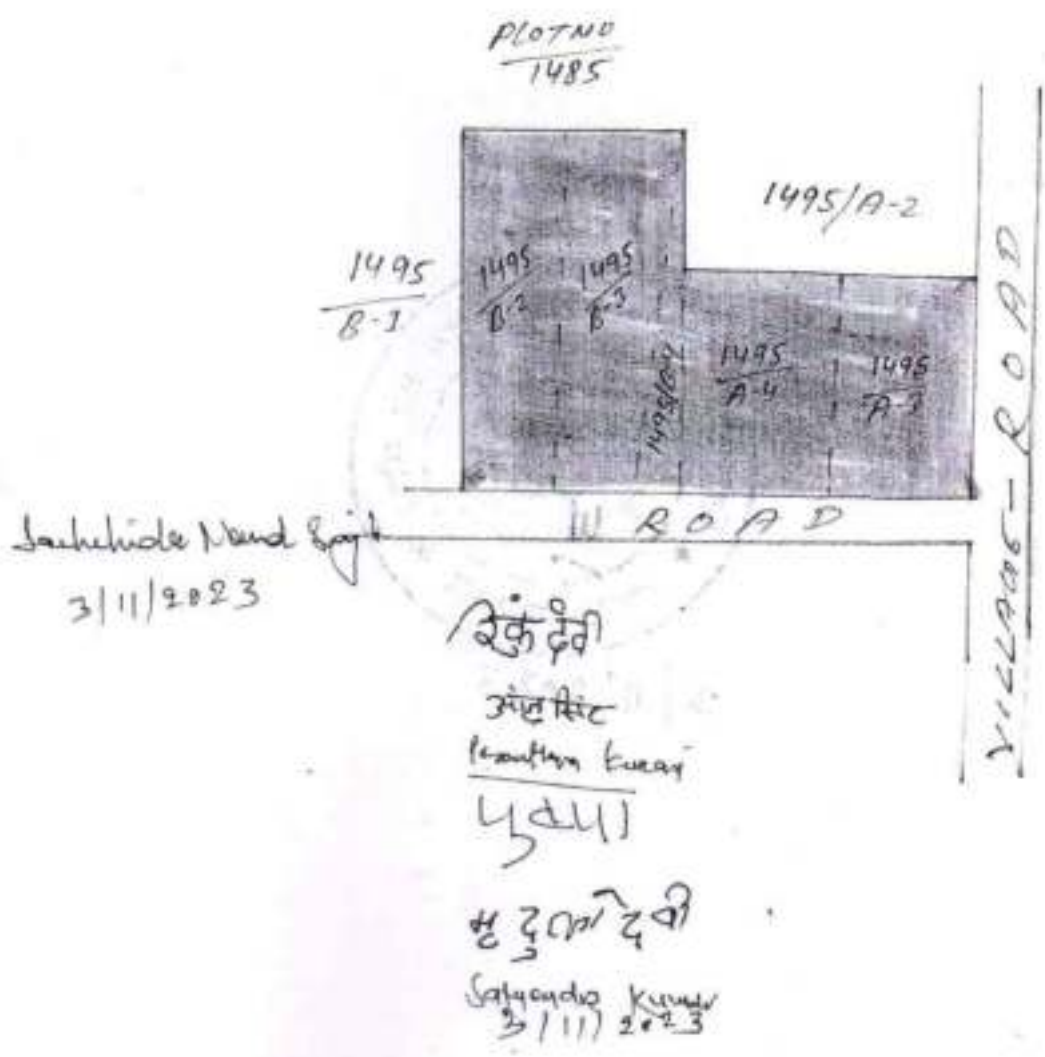


25 July 1935

25

VILLAGE - MISIRGONDA
 THANA - GONDA
 THANA NO - 191
 DIST - RANCHI
 R/S PLOT NO - 1495
 AREA SHOWN IN RED WASH

SUB PLOT NO	AREA
1495/A-3 - 0 - 06	A - 262
1495/A-4 - 0 - 06	
1495/B-4 - 0 - 02	
1495/B-3 - 0 - 06	
1495/B-2 - 0 - 07	
TOTAL	0 - 27



निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	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 वाल्यूम 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 में होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर

तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित



Pre Registration Docket

Date :- 02-11-2023 06:30 pm

Office Name :- SRO - Ranchi
Token No:- 202300144291

Appointment :- 03-Nov-2023 Time:- 12:18

Article	Development Agreement
Pre Registration Date	01-Nov-2023
No. Of Pages	71
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 6,87,482.

Property Id: **1096491**

Valuation No. : 1487535 / 2023	:- 2023-2024	Date : 01-November-2023 20:51:PM	
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda	Village/City : Misirgonda	
Misirgonda Word No 2 - Other Road			
Khata Number - 371			
Plot Number - 1495			
Volume Number - 11, 11, 19, 18, 18			
Page Number - 250, 248, 49, 44, 5			
Holding Number - 0020004384000Z0, 0020009802000Z0, 0020009791005Z0, 0020009794005Z0, 0020009792005Z0			
Property Rates			
Commercial Land (Y)			
₹1007700/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	27 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 27 x 1007700=27207900	₹2,72,07,900/-
Note : Final Valuation is Rounded to Next 100/-			

Land measurement, Sub Part and House No.	Property Boundaries East: VILLAGE ROAD, West: SUB PLOT NO. 1495 B-1, South: 15 FT. WIDE PROP. ROAD, North: PLOT NO. 1485 & PART OF PLOT NO. 1495/A
Area	Land area : 27.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	27207900
Transaction Amount	27207900

CLAIMANT	-Ms. DAKSH BUILDCON THRO ITS PROPRIETOR SACHCHIDA NAND SINGH, .Father/Husband Name LATE BALMUKUND SINGH , PAN No.- Date Of Birth-05-Jul-1971,Permission Case No.- , Aadhaar No. *****7248, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - 3A, DHARA APARTMENT, TETAR TOLI, BARIATU ROAD, BARIATU, RANCHI, Pin Code-834008
EXECUTANTS	-Mrs. ANJU SINGH, .Father/Husband Name ARJUN SINGH , PAN No.- Date Of Birth-11-Jan-1986,Permission Case No.- , Aadhaar No. *****4373, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - NEW AREA BALIHAR ROAD, MORABADI, BARIATU, RANCHI, Pin Code-834008
	-Mrs. MRIDULA DEVI, .Father/Husband Name LATE UPENDRA CHOUDHARY , PAN No.- Date Of Birth-01-Jan-1955,Permission Case No.- , Aadhaar No. *****6434, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - Q. NO. 2964 H.E.C. COLONY, DHURWA, RANCHI, Pin Code-834004
	-Mrs. PUSHPA CHOUDHARY, .Father/Husband Name SIDHESHWAR PRASAD SINGH , PAN No.- Date Of Birth-15-Aug-1966,Permission Case No.- , Aadhaar No. *****8803, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - Q. NO. D-11/12 NEW OFFICERS FLAT, NEAR NEPAL HOUSE, DORANDA, RANCHI, Pin Code-834002
	-Mr. SATYENDRA KUMAR, .Father/Husband Name OM PRAKASH SAW , PAN No.- Date Of Birth-06-Mar-1981,Permission Case No.- , Aadhaar No. *****8891, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - NEAR FIRST MARK SCHOOL, K K SINHA CLINIC, LAXMAN NAGAR, LICHİ BAGAN, BARIATU, RANCHI, Pin Code-834008
	-Mrs. PRARTHANA KUMARI, .Father/Husband Name LATE JAMUNA PRASAD , PAN No.- Date Of Birth-08-May-1986,Permission Case No.- , Aadhaar No. *****3130, Country-INDIA, State Name-Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - NEAR FIRST MARK SCHOOL, K K SINHA CLINIC, LAXMAN NAGAR, LICHİ BAGAN, BARIATU, RANCHI, Pin Code-834008

-Mrs. RINKU DEVI, Father/Husband Name BELBHADRA PANDEY, PAN No.- Date Of Birth-01-Jan-1980, Permission Case No.-, Aadhaar No. ***9579, Country-INDIA, State Name- Jharkhand, District Name-Ranchi, City/Village/Town Name-RANCHI, Locality-RANCHI, Address - ADALHATU UPPER TOLA, MORAHABADI, BARIATU, RANCHI, Pin Code-834008**

Witness Information **Mr. SURESH ORAON, Address - LUNDRI, TANGAR, CHANHO, RANCHI-, Father/Husband Name-BIRSA ORAON**

Identifier Details **Mr. SURESH ORAON, Address - LUNDRI, TANGAR, CHANHO, RANCHI-, Father/Husband Name-BIRSA ORAON**

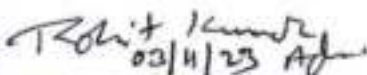
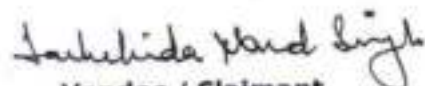
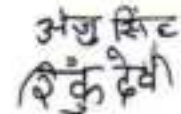
Fee Rule:Development Agreement		
1	Stamp Duty	4

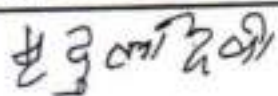
1	SP	2,130
Total		2,130

Fee Rule:Development Agreement		
1	A1	6,80,198
2	LL	3
3	PR	1
4	I fee	5,000
5	M(b) Fee	150
Total		6,85,302

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 **Vendee / Claimant** **Vendor / Executant**


Prarthana Kumar



Date :-03-Nov-2023

Document Registration Summary 1

- Government/Market Value: ₹27207900/-
- Transaction Amount: ₹27207900 /-
- Paid Stamp Duty: ₹100 /-

Receipt : 926816

Receipt Date : 03-11-2023

Presenter Name: - अंकुश सिंह

PR	₹1
SP	₹2130
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹680196
Stamp Duty	₹100

On Date 03-11-2023 Presented at SRO - Ranchi

Signature of Presenter

अंकुश सिंह
SRO - Ranchi

Total ₹687562

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	DakshBuildconThroltsProprietorSachchidaNandSingh	GRN Number : 2320000659 DEPT Transaction Id : ac5b4acb5004f5973e4e Transaction Type :	100
PR	1	1	0	GRAS	DakshBuildconThroltsProprietorSachchidaNandSingh	GRN Number : 2320018363 DEPT Transaction Id : e68daefd94b4cc558696 Transaction Type :	1
SP	2130	2130	0	GRAS	DakshBuildconThroltsProprietorSachchidaNandSingh	GRN Number : 2320018363 DEPT Transaction Id : e68daefd94b4cc558696 Transaction Type :	2130

Fee	5000	5000	0	GRAS	DakshBuildconThroItsProprietorSachchidaNandSingh	GRN Number : 2320018363 DEPT Transaction Id : e68daefd94b4cc558696 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	DakshBuildconThroItsProprietorSachchidaNandSingh	GRN Number : 2320018363 DEPT Transaction Id : e68daefd94b4cc558696 Transaction Type :	150
A1	680198	680198	0	GRAS	DakshBuildconThroItsProprietorSachchidaNandSingh	GRN Number : 2320018363 DEPT Transaction Id : e68daefd94b4cc558696 Transaction Type :	680198
LL	3	3	0	GRAS	DakshBuildconThroItsProprietorSachchidaNandSingh	GRN Number : 2320018363 DEPT Transaction Id : e68daefd94b4cc558696 Transaction Type :	3
Sub Total	687486	687582	-96				



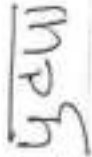






Article : Development Agreement Number of Pages : 142

M/S
Signature of Operator

[Signature]
Signature of Head Clerk

W
Signature of Registering Officer



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PUSHPA CHOUDHARY Address1 - Q. NO. D-11/12 NEW OFFICERS FLAT, NEAR NEPAL HOUSE, DORANDA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Pushpa Choudhary Address:- D-11/12, Near Nepal House, New Officers Flat, Doranda, Doranda, , Ranchi, 834002, , Jharkhand, India		EXECUTANTS Age:57			
2	ANJU SINGH Address1 - NEW AREA BALIHAR ROAD, MORABADI, BARIATU, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Anju Singh Address:- NARAYAN BHAWAN 019, , , BALIHAR ROAD NEW ARIYA MORAHBADI, PS- BARIYATU, Morabadi, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:37			
3	MRIDULA DEVI Address1 - Q. NO. 2964 H.E.C. COLONY, DHURWA, RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	Yes	Mridula Devi Address:- , , , Charkhutti, Rahimpur, , Khagaria, 851204, , Bihar, India		EXECUTANTS Age:68			



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi
District Name :- Ranchi
State Name :- Jharkhand

Deed Endorsement

Token No :- 202300144291







Deed Type	Development Agreement
Number of Pages	142
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 1, SP :- Rs. 2130, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 680198, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.27207900/- ,Transaction Amount :- Rs.27207900/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Other Road, Misirgonda Word No 2 Property Boundaries :- East: VILLAGE ROAD, West: SUB PLOT NO. 1495 B-1, South: 15 FT. WIDE PROP. ROAD, North: PLOT NO. 1485 & PART OF PLOT NO. 1495/A Khata Number - 371Plot Number - 1495Volume Number - 11, 11, 19, 18, 18Page Number - 250, 248, 49, 44, 5Holding Number - 0020004384000Z0, 0020009802000Z0, 0020009791005Z0, 0020009794005Z0, 0020009792005Z0 Area Of Land :- 27.00 Decimal

Sh./Smt.ANJU SINGH s/o/d/o/w/o ARJUN SINGH has presented the document for registration in this office
today dated :- 03-Nov-2023 Day :- Friday Time :- 15:25:30 PM





ANJU SINGH(Individual)

Party Name	Document Type	Document Number
ANJU SINGH	PAN/UID	483206624373

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	SATYENDRA KUMAR Address1 - NEAR FIRST MARK SCHOOL, K K SINHA CLINIC, LAXMAN NAGAR, LICHIBAGAN, BARIATU, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	Yes	Satyendra Kumar Address:- , Near Dr. K.K. Singha Clinic Bargain, , Laxman Nagar Lichi Bagan Post-Bariyatu Thana-Sadar, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:42			Satyendra Kumar
5	PRARTHANA KUMARI Address1 - NEAR FIRST MARK SCHOOL, K K SINHA CLINIC, LAXMAN NAGAR, LICHIBAGAN, BARIATU, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	Yes	Prarthana Kumari Address:- , Near First Mark School, K.K. Sinha Clinic, , Laxman Nagar, Lichi Bagan, Bariatu, , Ranchi, 834009, , Jharkhand, India		EXECUTANTS Age:37			Prarthana Kumari
6	RINKU DEVI Address1 - ADALHATU UPPER TOLA, MORAHABADI, BARIATU, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	Yes	Rinku Devi Address:- , , , Edalhatu Upper Tola, Morhabadi, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:43			रिंकु देवी

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
7	DAKSH BUILDCON THRO ITS PROPRIETOR SACHCHIDA NAND SINGH Address1 - 3A, DHARA APARTMENT, TETAR TOLI, BARIATU ROAD, BARIATU, RANCHI, Address2 - RANCHI ... Jharkhand PAN No.: Permission Case No.-	Yes	Sachchida Nand Singh Address:- , OPP RIMS, , 3A,DHARA APARTMENT LICI BAGAN TETAR TOLI BARIATU, Bariatu, , Ranchi, 834009, , Jharkhand, India		CLAIMANT Age:52			Sachchida Nand Singh

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SURESH ORAON S/o-D/o BIRSA ORAON Address1 - LUNDRI, TANGAR, CHANHO, RANCHI, Address2 - ... Jharkhand PAN No.:			Suresh Oraon

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SURESH ORAON Address1 - LUNDRI, TANGAR, CHANHO, RANCHI, Address2 - ... Jharkhand			

Signature of Operator 



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (ANJU SINGH , MRIDULA DEVI , PUSHPA CHOUDHARY , SATYENDRA KUMAR , PRARTHANA KUMARI , RINKU DEVI), has/have admitted the execution before me. He/ She/ They has / have been identified by (SURESH ORAON) Son/Daughter/Wife of (BIRSA ORAON) resident of (LUNDRI, TANGAR, CHANHO, RANCHI) and by occupation (Business).

us
Signature of Registering Officer

Date:- 03-Nov-2023

us
Seal and Signature of Registering Officer



Token No.: 202300144291


CERTIFICATE

Office of the SRO - Ranchi

This **Development Agreement** was presented before the registering officer on date **03-Nov-2023** by **ANJU SINGH, S/O, D/O, W/O ARJUN SINGH** resident of NEW AREA BALIHAR ROAD, MORABADI, BARIATU, RANCHI, RANCHI.

This deed was registered as Document No:- **2023/RAN/9616/BK1/8842** in Book No :- **BK1**, Volume No :- **1182** from Page No :- **329** to **470** at, office of **SRO - Ranchi**

Date:- **03-Nov-2023**


Registering Officer



Misirgōnda alias Pahargōnda.

नाममौज़ा मिसिरगोंदा उर्फ पहाड़गोंदा शीट नम्बर ३

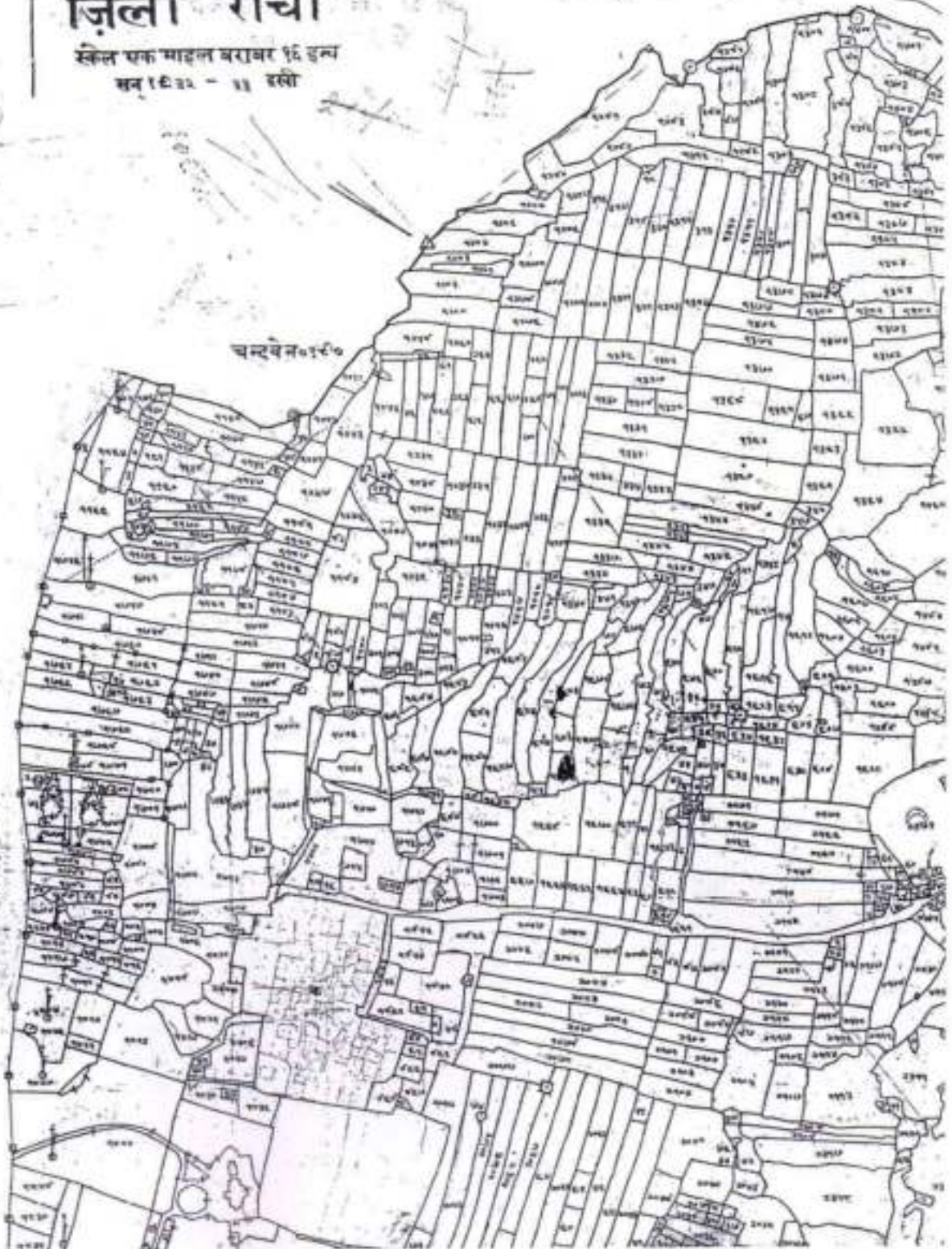
J 11407000

नाम पाना राँची

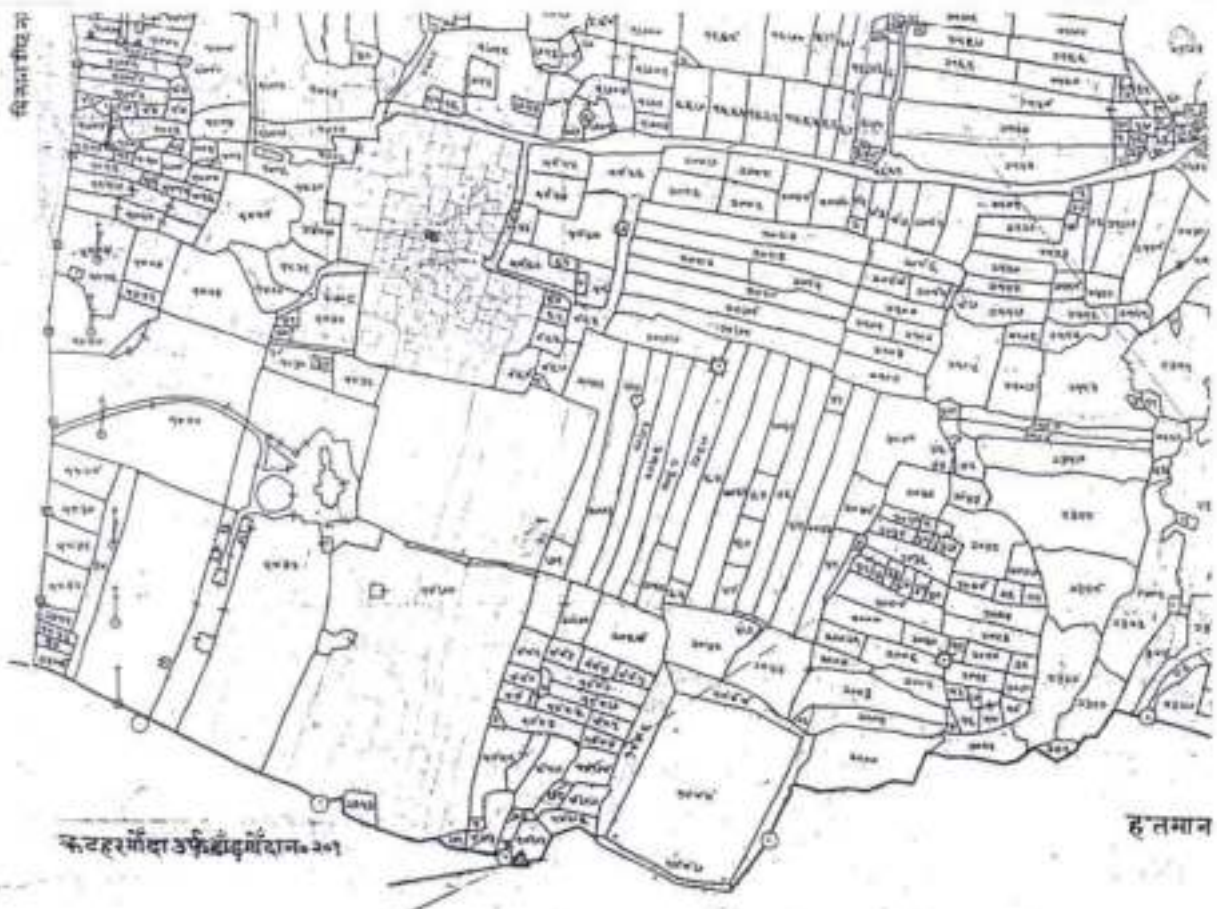
पाना नम्बर १६१

ज़िला राँची

स्किल एक माहल बराबर १६ इन्च
सन् १८३३ - ३३ रसी



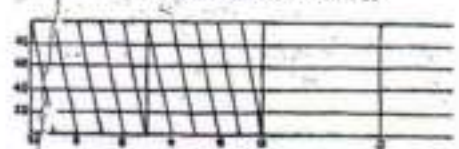
मिसिरगोंदा शीट नम्बर ३



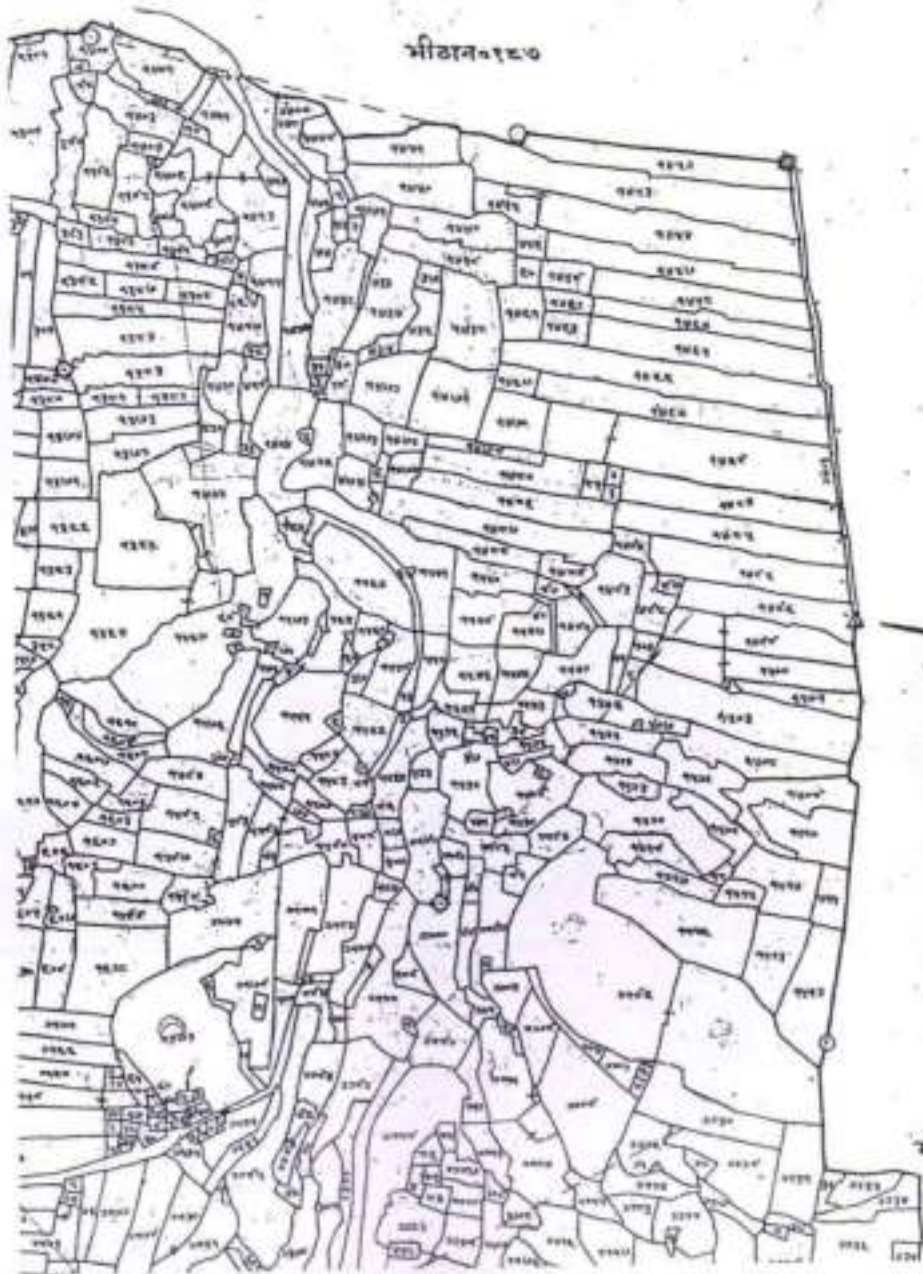
भूकल ३००० - १ माइल



Scale 16 inches = 1 Mile.



I 140700000191-02



भीठान-१८०

मोरवाबादीन-१८२

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANJU SINGH

ARJUN SINGH

11/01/1986

Permanent Account Number

EADPS5077Q

अंजु सिंह

Signature



16032612

ॐ
ॐ

आज का दिन
आज का दिन



आज का दिन
आज का दिन
आज का दिन



4832 0962 4373

आज का दिन - आम आदमी का अधिकार



आज का दिन
आज का दिन

आज का दिन
आज का दिन
आज का दिन
आज का दिन
आज का दिन
आज का दिन
आज का दिन
आज का दिन

आज का दिन - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी संख्या संख्या कार्ड
Permanent Account Number Card

EOPPD6499F

नाम / Name
MRIDULA DEVI

पिता का नाम / Father's Name
UPENDRA CHAUDHARY

जन्म की तारीख / Date of Birth
01/01/1955

Mridula
हस्ताक्षर / Signature



15052018



भारत सरकार
Government of India



मृदुला देवी
Mridula Devi

जन्म तिथि / DOB 01/01/1995
महिला / Female



4355 5304 6434

आधार - आम आदमी का अधिकार



भारत सरकार, नया दिल्ली
Unique Identification Authority of India

पता: अर्धांगिनी: दिनेश चौधरी,
चरखुट्टी, रहीमपुर, खगड़िया, रहीमपुर,
बिहार, 851204

Address: W/O: Dinesh Chaudhari,
Charkhutti, Rahimpur, Khagaria,
Rahimpur, Bihar, 851204

4355 5304 6434



1947
1800 300 1947



www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



पुष्पा चौधरी
Puspa Choudhary
जन्म वर्ष / Year of Birth : 1986
लिंग / Gender : Female



4788 6747 8803

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पुष्पा चौधरी
D-1112, New Officers
Flat, Near Nepal House, Doranda,
Doranda, Ranchi,
Jharkhand, 834002

Address: W/O: Jate Shankar
Choudhary, D-1112, New Officers
Flat, Near Nepal House, Doranda,
Doranda, Ranchi,
Ranchi, Jharkhand, 834002



1800 11881947



info@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1047
Bengaluru-560 001

Puspa
27/02/2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत
GOVERNMENT OF INDIA

PUSPA CHOUDHARY
SIDHESHWAR PRASAD SINGH

15/08/1966

Permanent Account Number
AIFPC2730G

पुष्पा चौधरी
Signature

Pushpa
27/08/2021 ✓



भारत सरकार
Government of India



Satyendra Kumar
Date of Birth DOB 06/03/1981
Sex MALE



4468 9265 8891

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Om Prakash Shaw, Near Dr.
K.K. Singha Clinic Bargain, Laxman
Nagar Lichi Bagan Post- Bariyatu
Thana- Sadar, Bariatu, Ranchi,
Jharkhand - 834009

पता:

S/O ओम प्रकाश साव, डॉ. के.के. सिन्हा
क्लिनिक बरगैन के पास, लक्ष्मण नगर लीची
बागान पोस्ट- बरियातू थाना- सदर, बरियातु,
रांची
झारखण्ड - 834009

4468 9265 8891



www.aha.gov.in

www.aha.gov.in

Satyendra Kumar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

Permanent Account Number
AICTPK0725F

नाम
SATYENDRA KUMAR

पिता का नाम / Father's Name
OM PRAKASH SAW

05/03/1981



Satyendra Kumar



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

National Identification Authority of India
Government of India

आधार कार्ड निर्माण संख्या No. 109/351/254/6014

1x
5" x 3" (127 x 76.2 mm)
Plastic laminated
Water Resistant & Fire Resistant
Made of High Quality Cardstock with 300gsm Weight
Each Page
Barcode
Photo Size: 25 x 35 mm
Material: PVC
Weight: 1.5g

Ref: 417/110/316274/34427/19



LE185A29765



आपका आधार क्रमांक / Your Aadhaar No.

8203 5749 3130

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रधान कुमारी
Prathana Kumari
जन्म वर्ष / Year of Birth : 1985
लिंग / Gender



8203 5749 3130

आधार - आम आदमी का अधिकार

Prathana Kumari

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



IIQPK7316P



नाम / Name
PRARTHANA KUMARI

पिता का नाम / Father's Name
JAMUNA PRASAD

जन्म की तिथि /
Date of birth
08/05/1986

प्रार्थना कुमारी
Prarthana Kumari

Prarthana Kumari



भारत सरकार
Government of India



श्री. डी.
Bhiku Devi
कम. 2152, DOB: 01/01/1980
लिंग: FEMALE

3874 1182 9579

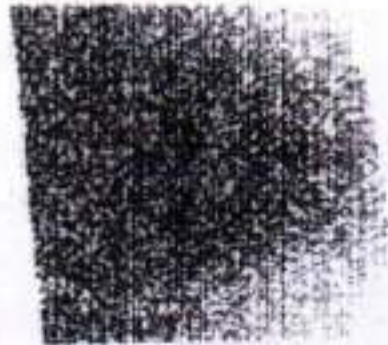
मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India

पता:
W/O बसंत कुमार तिवारी, एदलहातु उपपर टोला, मोरहाबादी,
रांची,
झारखण्ड - 834008

Address:
W/O Basant Kumar Tiwari, Edalhatu Upper Tola,
Morhabadi, Ranchi,
Jharkhand - 834008



3874 1182 9579



Help @ 11961.GOV.IN



भारत सरकार
Government of India



Download Date: 17/03/2021



सचिदा नन्द सिंह
Sachida Nand Singh
जन्म तिथि/DOB: 05/07/1971
पुल: MALE

Issue Date: 22/03/2021

6869 7500 7248

VID : 9138 2718 8895 9451

मेरा आधार, मेरी पहचान



भारतीय विश्वविद्यालय प्राधिकरण
University Grants Commission Authority of India



पति:
S/O Late Balmukund Singh, पिता के नाम: 31 वन
अधीन लेट बलम कुंठ सिंह टोल बरैतल, बरैतल,
राज,
झारखण्ड - 834009

Address:
S/O Late Balmukund Singh, CPP RIMS,
3A, DHARA APARTMENT LUCHI BAGAN
TETAR TOLI BARBATU, Baratu, Ranchi,
Jharkhand - 834009



6869 7500 7248

VID : 9138 2718 8895 9451

1447 | help@ugc.ac.in | www.ugc.ac.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SACHCHIDA NAND SINGH
BALMUKUND SINGH
05/07/1971
Permanent Account Number
AYNPS1599P



सहस्रनाम
Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BVGPD5459N



नाम / Name
RINKU DEVI

पिता का नाम / Father's Name
BELBHADRA PANDEY

25082023

जन्म की तारीख /
Date of Birth
01/01/1980

रिंकु देवी
हस्ताक्षर / Signature