

709

649



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c18679bc21c6ebabaf89

Receipt Date : 26-Jan-2024 08:15:27 pm

Receipt Amount : 668000/-

Amount In Words : Six Lakh Sixty Eight Thousands Rupees Only

Token Number : 202400009772

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : BIJAY SHREE AND SAPNA
CONSTRUCTION PVT LTD Through Its
Managing Director SRI BIJAY KUMAR (Vende)

GRN Number : 2400383897



रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 निम्न 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1839 की अनुसूची
1 बा 1 के सं०..... 23..... के अधिन यथावत स्टाम्प
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

-: For Office Use :-

Mupali

निबंधन उदाधिकारी

27/01/2024

27/01/2024

*Amr Kumar da'm
027 forakost from da'm*

biyay kumar gaudia

Bimal Kumar Gaudia

ASHOK KUMAR ARADIA

27.01.2024

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 68482f6aae4968cc3df6

Receipt Date : 28-Jan-2024 09:58:12 am

Receipt Amount : 2000/-

Amount In Words : Two Thousand Rupees Only

Token Number : 202400009772

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : BIJAY SHREE AND SAPNA
CONSTRUCTION PVT LTD Through Its
Managing Director SRI BIJAY KUMAR (Vende)

GRN Number : 2400400278



Amit Karodia
Om Jyotesh Karodia
Vijay Kumar Gouda
Bimal Kumar Gouda
ASUOL KUMAR LIAKOR

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

सम्पत्ति का मूल्य 1,67,50,000/-
 मुद्रांक - 670000/-
 T.D.S. - ✓

मार्ग दर्शिका पंजी से मिलान किया
 जमीन का दर/डी. 310993/CR/1
 कच्चा कमान का दर/वर्ग फीट
 पक्का कमान का दर/वर्ग फीट
 प्लॉट का दर/वर्ग फीट

G. K. Singh
 29/1/24
 प्राप्त पशुपालन वो भूमि घोडाला
 एवं खाशमहल लीज की सूची
 में वर्णित प्लॉट एवं नाम दर्ज
 नहीं है।
 C. K. Singh
 29/1/24



RK SAINI
 Advocate
 CIVIL Court, Ranchi
 Enrol.No.- 504/07

DEED OF ABSOLUTE SALE

This deed of sale made on this ^{28th} day of January, 2024.

BETWEEN

(1):- AMIT GARODIA (D.O.B. 18.09.1974, PAN- ACBPG4228K, UID NO- XXXX XXXX 9994, MOBILE NO- 9835339850)S/o Late Bishwa Nath Garodia, Grandson of Late Hullas Chand Garodia, (2):- OM PRAKASH GARODIA (PAN- ADSPG8620R, UID NO- XXXX XXXX 3503, MOBILE NO- 9308303973);(3):- VIJAY KUMAR GARODIA (PAN- ACBPG4226H, UID NO- XXXX XXXX 1132, MOBILE NO- 9431770128), (4):-BIMAL KUMAR GARODIA (PAN- ADEPG5958J, UID NO- XXXX XXXX 2038, MOBILE NO- 9334706014) and (5):- ASHOK KUMAR GARODIA (PAN- ADSPG8621Q, UID NO- XXXX XXXX 3961, MOBILE NO- 9431574351) all sons of Late Hullas Chand Garodia, Grandson of Late Ganesh Mal Garodia, all by faith Hindu, by caste General (not govern under the C.N.T. Act 1908), by occupation- Business, resident of Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Jharkhand, Indian Citizen (hereinafter called the VENDORS) of the FIRST PART

(Fingerprints and signatures of vendors)

मेरे नाम से... से
 आता... 70... फीट... 876
 का मिलान किया वन को पाया
 29/1

भूखर्जान वन भूमि
 में दर्ज नहीं है।
 29/01/24

one prakash garodia
 vijay kumar garodia
 1 Bimal Kumar Garodia
 Ashok Kumar Garodia



R.K. BAFI
 State
 Civil Court, Ranchi
 Emol.No. - 604/07

Amit Garodia
 27/01/24
 29/01/24

[Fingerprints and signatures]
 Garodia
 Mishra
 Singh
 Chatterjee



दिनांक 27/01/24 समय 10:01
 सखीकरण अधिनियम 1998 धारा 52 के नियम 38
 श्री Amit Garodia
 पिता श्री/स्व. B.N. Garodia
 निवास स्थान Uppar जाति
 पेशा Business जो लेख्यकारी के दायेदार या
 अवर निबंधक द्वारा प्रमाणित
 मुख्तारनामा सं. बर्ष के अर्बिन
 लेख्यकारियों या दावेदारों में से एक श्री
 के अभिकर्ता ने दि. के पूर्वाहन/अपराहन
 में अवर निबंधन कार्यालय में
 निबंधन के लिए पेश किया

[Signature]
 Mishra

निबंधन व दावेकारी का हस्ताक्षर
 27/01/2024
 29/01/2024



R. K. B. Pathy
 Advocate
 Civil Court, Ranchi
 Enrol. No. - 594/07

Amit Garodia
 27/01/24
 29/01/24

[Fingerprints]
[Signatures]
Garodia *Mishra* *Raj* *Chak*



दिनांक 27/01/24 समय 10:01
 रजिस्ट्रेशन अधिनियम 1988 धारा 52 के नियम 38
 श्री Amit Garodia
 पिता श्री/स्व. B. N. Garodia
 निवास स्थान Upper Bazar, Ranchi जाति
 पेशा Business जो लेख्यकारी के दायदार या
 अवर निबंधक द्वारा प्रमाणित
 मुख्तारनामा सं. बर्ष के अर्धिन
 लेख्यकारियों या दावेदारों में से एक श्री
 के अधिकता ने दि. के पूर्वाहन/अपराहन
 में अवर निबंधन कार्यालय में
 निबंधन के लिए पेश किया

Mishra

निबंधन बदाधिकारी का हस्ताक्षर

27/01/2024

29/01/2024

AND

M/S BIJAY SHREE & SAPNA CONSTRUCTION PVT. LTD. (PAN NO.- AAFCB9115R), Company Registration No.- (U45201JH2011PTC014968) a company incorporated under the companies Act, 1956 having its registered office at Bihar & Jharkhand through its Managing Director SRI BIJAY KUMAR (D.O.B.- 10.01.1963, UID NO- XXXX XXXX 1981 & MOBILE NO- 9431393889) son of Late Piyari Mahto and grandson of Late Babun Mahto, by faith Hindu, by caste- O.B.C. (not govern under the provision of C.N.T Act 1908), by occupation- Business, resident of Sapna Bhawan, Kumhar Toli Road, Gilan Chowk, Near Jain Middle School, P.S. Sadar, Hazaribag, District- Hazaribag, Jharkhand, Indian Citizen, (hereinafter called the PURCHASER) of the OTHER PART.

vijay kumar garodia

AND

(1):- SULOCHANA GARODIA (UID NO- XXXX XXXX 6572) Wife of Late Bishwa Nath Garodia, Daughter of Late Laxmi Narayan Rajgaria and Granddaughter of Late Basant Lal Fatehpuria, resident of Garodia Niwas, Near Shyam Mandir, Bye Lane, Uppar Bazar, P.S. Kotwali, District- Ranchi, Jharkhand, (2):- SMT. NEELAM GOENKA (UID NO- XXXX XXXX 8298) Wife of Sri Surendra Kumar Goenka, Daughter of Late Bishwa Nath Garodia and Granddaughter of Late Hullas Chand Garodia, resident of 1532 Kirthar, 3rd floor, Vijaya Heritage, Uliyan Kadma, P.O. Kadma, Jamshedpur, District- East Singhbhum, Jharkhand and (3):- SMT. NEHA KEDIA (UID NO- XXXX XXXX 1291) Wife of Sri Prasan Kedia, Daughter of Late Bishwa Nath Garodia and

on behalf of Surendra Kumar Goenka
NEELAM

Sri. Prasan Kedia Garodia

AS N. L. KUMAR GARODIA

Granddaughter of Late Hullahs Chand Garodia, resident of East Market Road, Upper Bazar, P.S. Kotwali, District- Ranchi , Jharkhand, all by faith- Hindu, by category- General (not govern under the C.N.T Act 1908), by occupation- Housewife, Indian Citizen; (hereinafter called the CONFIRMING PARTIES) of the OTHER PART.

The terms and expressions "VENDORS" " and "PURCHASER" and "CONFIRMING PARTIES" where so ever used and occurring in these presents shall always mean and include their respective heirs, legal representative, successor-in-interest, executors and assigns unless specifically excluded by or repugnant to the subject or context herein below whether expressly or be necessary implications.

WHEREAS the above named VENDORS are the absolute owner and in possession over the land of R.S. Khata no-70, Plot no-876, Sub Plot no-876/A Area 21 Katha04 Chhatak and R.S. Khata No 106, Plot no- 877, Sub Plot no- 877/A Area 07 Katha 12 Chhatak, total Area- 29 Katha equivalent to 47.93 Decimals more or less, bearing holding no- 2155, new holding No.- 0080001038000Z0, ward no- VII A, subsequent ward no 8, new ward no 9, situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi, State- Jharkhand more fully described in the schedule below.

AND WHEREAS the said land of R.S. Khata no- 70, Plot no- 876, Sub Plot no-876/A Area 21 Katha 04 Chhatak and R.S. Khata No 106, Plot no- 877, Sub Plot no- 877/A Area 07 Katha 12 Chhatak, total Area- 29 Katha equivalent to 47.93 Decimals more or less, bearing holding

Business Kumer Garodia
ASHOK KUMAR GARODIA

vijay kumar garodia

Amit Garodia on behalf of Garodia
28/11/24

no- 2155 ward no- VII A situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi originally belongs to Smt. Bhupendra Balla Devi and Budhir Das Gupta. Who had sold the same to Ranchi Zamindari Ltd. By virtue of a registered deed dated 02.11.1938.

AND WHEREAS Ranchi Zamindari Ltd. Now Ranchi Enterprises & Ltd. Sold and transferred the said plot to Surajmal Mohta and Co. Ltd. By virtue of registered deed dated 06.12.1945.

AND WHEREAS Surajmal Mohta & Co. Ranchi in its turn sold and transferred the said plot to M/S Jute and Ganna Brokers Pvt. Ltd. By virtue of a registered sale deed no 6082, which was registered at Kolkata entered in Book No 1, volume no 2, Page no 236 to 241 for the year 1962.

AND WHEREAS M/S Jute and Ganna Brokers Pvt. Ltd. Conveyed the said plot by way of gift to Mohta Charity Trust by virtue of registered deed dated 26.07.1983.

AND WHEREAS the said Mohta Charity Trust sold the said land of R.S. Khata no- 70, Plot no- 876, Sub Plot no-876/A Area 21 Katha 04 Chhatak and R.S. Khata No 106, Plot no- 877, Sub Plot no- 877/A Area 07 Katha-12 Chhatak, total Area- 29 Katha equivalent to 47.93 Decimals more or less, situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi to Raj Kumar Bhartia son of Ram Kumar Bhartia by virtue of registered deed being deed no- 10051, dated 30.09.1983 which was registered at Additional Registrar of Assurances Calcutta.

Bhimo Kumar Gaur
ARMO R KUMAR BHARTIA

Amrit Kurudina
or Prakash Gaudin
via Raj Kumar Gaudin
27/10/84

AND WHEREAS Raj Kumar Bhartia son of Ram Kumar Bhartiasold the said land of R.S. Khata no- 70, Plot no- 876, Sub Plot no-876/A Area 21 Katha 04 Chhatak and R.S. Khata No 106, Plot no- 877, Sub Plot no- 877/A Area 07 Katha 12 Chhatak, total Area- 29 Katha equivalent to 47.93 Decimals more or less, bearing holding no- 2155, new holding No.- 0080001038000Z0, ward no- VII A, situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi to (1):- BISHWANATH GARODIA, (2):-OM PRAKASH GARODIA, (3):- VIJAY KUMAR GARODIA, (4):- VIMAL KUMAR GARODIA and (5):- ASHOK KUMAR GARODIA by virtue of a Registered sale deed no- 11392 dated 14.12.1988, which was registered at Distract Sub Registrar office Ranchi and entered in Book no- 1, Vol no- VII, Page no- 363 to 370 for the year 1992 and put him in peaceful possession thereof.

AND WHEREAS after acquired the said land Bishwanath Garodia and Vendors No. 2 to 5 mutated their name in the office of Bargain Anchal Ranchi under mutation case no- 2139/1989-90, in page no.- 295, volume no.- 5 and accordingly paid revenue rent to the state vide rentreceipt no.- 0595561334, dated 28/05/2023 of year 2023-2024 and also mutated in the name of Ranchi Municipal Corporation Ranchi in respect of Holding No.- 0080001038000Z0.

AND WHEREAS Bishwanath Garodia died leaving behind his widow Sulochana Garodia (confirming party no 1) two daughters namely Neelam Goenka and Neha Kedia (confirming party no 2 & 3 respectively) and one son namely Amit Garodia (Vendor No. 1) who being the legal heirs and successors jointly inherited the aforesaid property left by Late Bishwanath Garodia.

Bhikumar Kumar Garodia,
ASHOK KUMAR GARODIA

vijay kumar garodia

om prakash garodia

Amit Garodia
27/10/24

AND WHEREAS the said confirming parties no 1 to 3 released and relinquished their respective share in favour of her son and brother the Vender no 1 forever and absolutely as such for avoiding future litigation and confirming the right, title interest and possession they put their respective hands in this deed as a confirming parties.

AND WHEREAS thus the VENDORS became the full and absolute owner of the land described in the schedule hereunder and delineated in RED COLOUR in the map attached hereto and are fully seized and possessed thereof and they are well and sufficiently entitled and competent to convey the same and every part thereof.

AND WHEREAS VENDORS declare that they havenot done anything hereto formed, committed, done suffered or permitted any act, deed matter of thing whether of commission or omission by reason thereof the said property conveyed by these presents, have in any way been impeached, charged, mortgaged, sold, leased, gifted, exchanged or otherwise alienated or affect whether in title or in possession and that the said property is free from any encumbrances attachments, lien, litigation whatsoever and acquisition.

AND WHEREAS VENDORS being in need of money for their various needs and legal necessities agreed to sale the landed property comprised of R.S. Khata no- 70, Plot no- 876, Sub Plot no-876/A Area 21 Katha 04 Chhatak and R.S. Khata No 106, Plot no- 877, Sub Plot no- 877/A Area 07 Katha 12 Chhatak, total Area- 29 Katha equivalent to 47.93 Decimals more or less, bearing holding no- 2155, new holding No 0080001038000Z0, ward no- VII A, subsequent ward no 8, new ward no 9, situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi State Jharkhand which has been more fully described in the schedule herein below and has also shown in RED WASH in the Sketch Map attached herewith this Deed as part of it to the

*Shri Kumer Prasad,
ARMO & ENMAR & AROCHA*

Vijay Kumar Goudic

*Amithendra or Prakash Goudic
27/10/14*

PURCHASER and the VENDORS agreed to transfer the Schedule Property in favour of PURCHASER against the said considering amount Rs.1,67,50,000/- (Rupees One Crore Sixty Seven Lakh Fifty Thousand Only).

NOW THIS DEED OF ABSOLUTE SALE WITNESSES AS FOLLOWS :-

1. That in pursuance of the aforesaid agreement and in total consideration of Rs. 1,67,50,000/= (Rupees One Crore Sixty Seven Lakh Fifty Thousand Only) received in full as per memo of consideration by the VENDORS from the PURCHASER, the receipt of which sum the VENDORS do hereby admit and acknowledge and hereby convey, transfer, sell and assign voluntarily and with free will all that piece and parcel of land morefully described in the Schedule herein below and shown in RED WASH in the sketch map attached herewith this deed of sale as part of it, free from all encumbrances, charges and liens whatsoever together with their all right, title, interest, liberties, privileges, advantages, right of easement, user of road and all other appurtenances whatsoever both in Law and Equity arising out of and in connection with the said piece and parcel of land having permanent heritable and transferable right to the PURCHASER to have and hold the same forever and absolutely.
2. That the VENDORS hereby assure and covenant to the PURCHASER that the piece and parcel of land hereby sold, transferred and demised by the VENDORS to the PURCHASER is free from all encumbrances, charges and lien whatsoever and the VENDORS have done nothing whereby and where under the said piece of land and the right, title and interest therein may in any manner, be charged with the payment of any money or monies and the VENDORS have good, valid and subsisting right to make this transfer in the manner hereby done.
3. That the VENDORS hereby further covenant and agree that they will at the request and cost of the PURCHASER do, perform or cause to be done, performed and executed any further lawful acts,

21/10/24
Anita Kumer Gaur
ANITA KUMAR GOUR

Vijay Kumar Gaur

Anita Kumer Gaur
27/10/24

deeds, or things as may be necessary in future for further or more fully and perfectly assuring the title of the PURCHASER to and in respect of the piece of property hereby sold and transferred to him.

4. That the VENDORS hereby agree to keep the PURCHASER harmless and indemnified from all losses, expenses and costs incurred or suffered by the PURCHASER arising out of any defect in title of the VENDORS over property more fully described in the Schedule herein below.
5. That the VENDORS have this day put the PURCHASER in actual physical possession over all that piece and parcel of land which has been hereby sold to and demised unto the PURCHASER under this deed of sale forever and absolutely.
6. That the PURCHASER shall and may from time to time and at all times hereinafter peacefully and quietly enter upon, have hold occupy, passes and enjoy the property more fully and particularly described in the Schedule herein below and shall receive and take all rents, profits and issues thereof and every part thereof without any let, hindrance or objection whatsoever from or by the VENDORS or any person or persons claiming through, from or entrust of them. The PURCHASER shall have all the right and liberty according to Law to construct building etc. and shall be at liberty to enjoy, use, deal and transfer and mortgage the same in the manner he like.
7. That the PURCHASER shall be entitled to secure mutation of his name in all revenue records of the State of Jharkhand particularly in the records kept and maintained at the Bargain Anchal Office, Ranchi, Ranchi Municipal Corporation Ranchi or wherever it will be necessary with respect of the property which has been more fully described in the Schedule herein below and the PURCHASER shall be liable to pay rent etc. to the concerned department.

Original Kameshwar G. V. O. A.
ARMOU KUNAK & ARDIA

vijay Kumar Sarda

Amit Kumar or Prakash Kumar
27/10/24

SCHEDULE

All that piece and parcel of land of R.S. Khata no- 70, Plot no- 876, Sub Plot no-876/A Area 21 Katha 04 Chhatak (i.e.35.12 Decimal) and R.S. Khata No 106, Plot no- 877, Sub Plot no- 877/A Area 07 Katha 12 Chhatak, (i.e.12.81 Decimal) total Area- 29 Katha equivalent to 47.93 Decimals more or less, bearing holding no- 2155, new holding No 0080001038000Z0, ward no- VII A, subsequent ward no 8, new ward no 9, situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi State Jharkhand, having permanent heritable transferable chhaparbandi Right which butted and bounded as follows :-

North - R.S. Plot No. 907
South - Public Road
East - Partly by Sub Plot No 877 & 876
West - R.S. Plot No 877, Part of Sub Plot No 877/B and Plot No 876, Part of SubPlot no.- 876/B

MEMO OF CONSIDERATION

Land Owner's Name	Date and Payment Details	Date and Payment Details	Date and Payment Details	Date and Payment Details	Paid By TDS in PAN	Total Paid
	09.06.2023	16.08.2023	31.08.2023	24.01.2024		
Bishwanath Garodia	By Jharkhand Rajya Gramin Bank. Cheque no.- 001503, Rs.- 10,00,000/- & Cheque no.- 001504, Rs.- 10,00,000/-	BY HDFC BANK. Cheque no.- 000137, Rs.- 3,00,000/-	BY HDFC BANK. Cheque no.- 000154, Rs.- 5,00,000/-	BY HDFC BANK. Cheque no.- 000189, Rs.- 5,16,500/-Amit Garodia	33,500/- PAN NO.- ACBPG 4228K	33,50,000/-

*Biswanath Garodia
Ranchi Jharkhand*

vishy kumar garodia
one for aakash kumar
Amit Garodia
27/10/24

Om Prakash Garodia	By Jharkhand Rajya Gramin Bank. Cheque no.- 001505, Rs.- 10,00,000/- & Cheque no.- 001506, Rs.- 10,00,000/-	BY HDFC BANK. Cheque no.- 000138, Rs.- 3,00,000/-	BY HDFC BANK. Cheque no.- 000155, Rs.- 10,00,000/-	BY HDFC BANK. Cheque no.- 000183, Rs.- 16,500/-	33,500/- PAN NO.- ADSPG86 20R	33,50,000/-
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Vijay Kumar Garodia	By Jharkhand Rajya Gramin Bank. Cheque no.- 001507, Rs.- 10,00,000/- & Cheque no.- 001508, Rs.- 10,00,000/-	BY HDFC BANK. Cheque no.- 000139, Rs.- 3,00,000/-	BY HDFC BANK. Cheque no.- 000156, Rs.- 5,00,000/-	BY HDFC BANK. Cheque no.- 000184, Rs.- 5,16,500/-	33,500/-PAN NO.- ACBPG 4226H	33,50,000/-
Bimal Kumar Garodia	By Jharkhand Rajya Gramin Bank. Cheque no.- 001513, Rs.- 10,00,000/- & Cheque no.- 001514, Rs.- 10,00,000/-	BY HDFC BANK. Cheque no.- 000140, Rs.- 3,00,000/-		BY HDFC BANK. Cheque no.- 000185, Rs.- 10,16,500/-	33,500/-PAN NO.- ADEPG 5958J	33,50,000/-
Ashok Kumar Garodia	By Jharkhand Rajya Gramin Bank. Cheque no.- 001511, Rs.- 10,00,000/- & Cheque no.- 001512, Rs.- 10,00,000/-	BY HDFC BANK. Cheque no.- 000141, Rs.- 3,00,000/-		BY HDFC BANK. Cheque no.- 000186, Rs.- 10,16,500/-	33,500/-PAN NO.- ADSPG8621Q	33,50,000/-

CERTIFICATE

It is certified that the property mentioned in the Schedule do not comes under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L. It is further certified that the land is not a Schedule Tribes land and free

Vijay Kumar Garodia

*Bimal Kumar Garodia
Ashok Kumar Garodia*

*Om Prakash Garodia
Bimal Kumar Garodia*

Finger Impression of left Hand, Photograph & Signature of the
VENDORS - 2



R.K. BARNWAL
Advocate
Civil Court, Ranchi
Enrol.No. 304/07

one protest signature
27/01/24

Little	Ring	Middle	Index	Thumb



VENDOR NO. 3

✓
vijay kumar saroch
27/01/24






Little	Ring	Middle	Index	Thumb

VENDORS NO. 4

Balraj Kumar Gera



Balraj Kumar Gera
Civil Engineer
Enrolled No. 112

				
Thumb	Index	Middle	Ring	Little

Signature, Photograph and Fingerprints of Vendor no.- 05



R.K. BARNWAL
Advocate
Civil Court, Ranchi
Enrol. No. - 504107

ASHOK KUMAR GARODIA
27/10/24

Little	Ring	Middle	Index	Thumb

WITNESSES

1. Anishek Garodia
S/o Om Prakash Garodia
Upper Bazar, Ranchi

2. RISHAV GARODIA
S/o ASHOK K. Garodia
Upper Bazar, Ranchi

3. Lalita K. Chaudhary
S/o. Late Jiblal Prasad
Add:- Lalaya, Barkatha
Hazaribagh, 825323

Signature of Confirming parties

1. Sulochana Garodia

2. Neelam Goenka

3. Neha Kedia

SIGNATURE & PHOTOGRAPH OF THE PURCHASER



R.K. BARNWAL
Advocate
Civil Court, Ranchi
Enrol.No.- 504/07

Bisay Kumar
27/01/24

Little	Ring	Middle	Index	Thumb

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

R.K. Barnwal Adv
27/1/2024

Drafted by

Advocate

R.K. Barnwal Adv
27/1/2024

Typed by

R.K. BARNWAL
Advocate
Civil Court, Ranchi
Enrol.No.- 504/07

vijay Kumar Gurachia
or Prakash Prasad
Amit Gurachia
27/01/24
Bisay Kumar Gurachia
Advocate
Civil Court, Ranchi
Enrol.No. AR/11/AR/0114



VILLAGE - BARIATU

THANA NO - 193

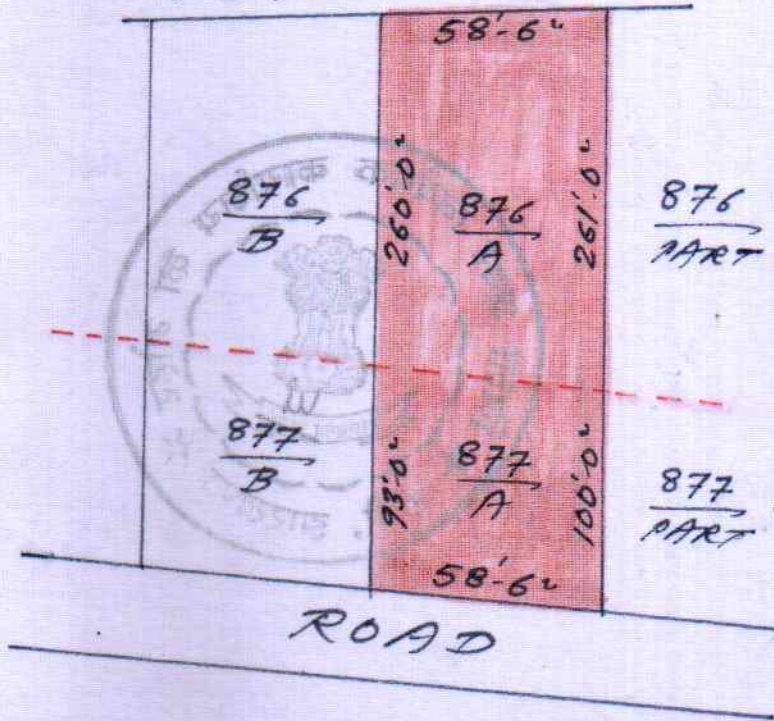
P.S. BARIATU, DIST - RAJSHI

R.S. PLOT NO - 876 & 877

SHOWN IN RED COLOUR.

SUB PLOT NO	AREA K-CH
876/A	21.04
877/A	07.12
<hr/>	
TOTAL	29.00
	OR
	47.93 Dec.

R.S. PLOT NO - 907



vijay Kumar Suresh

Ami Kumar
02/10/2012

2" scale from Survey
ASMOUL KUMAR MARCHANT

Birendra Kumar

27/10/12



Bariatu

नाममौजा बरिआतू

नाम घाना राँची

घाना नम्बर १६३

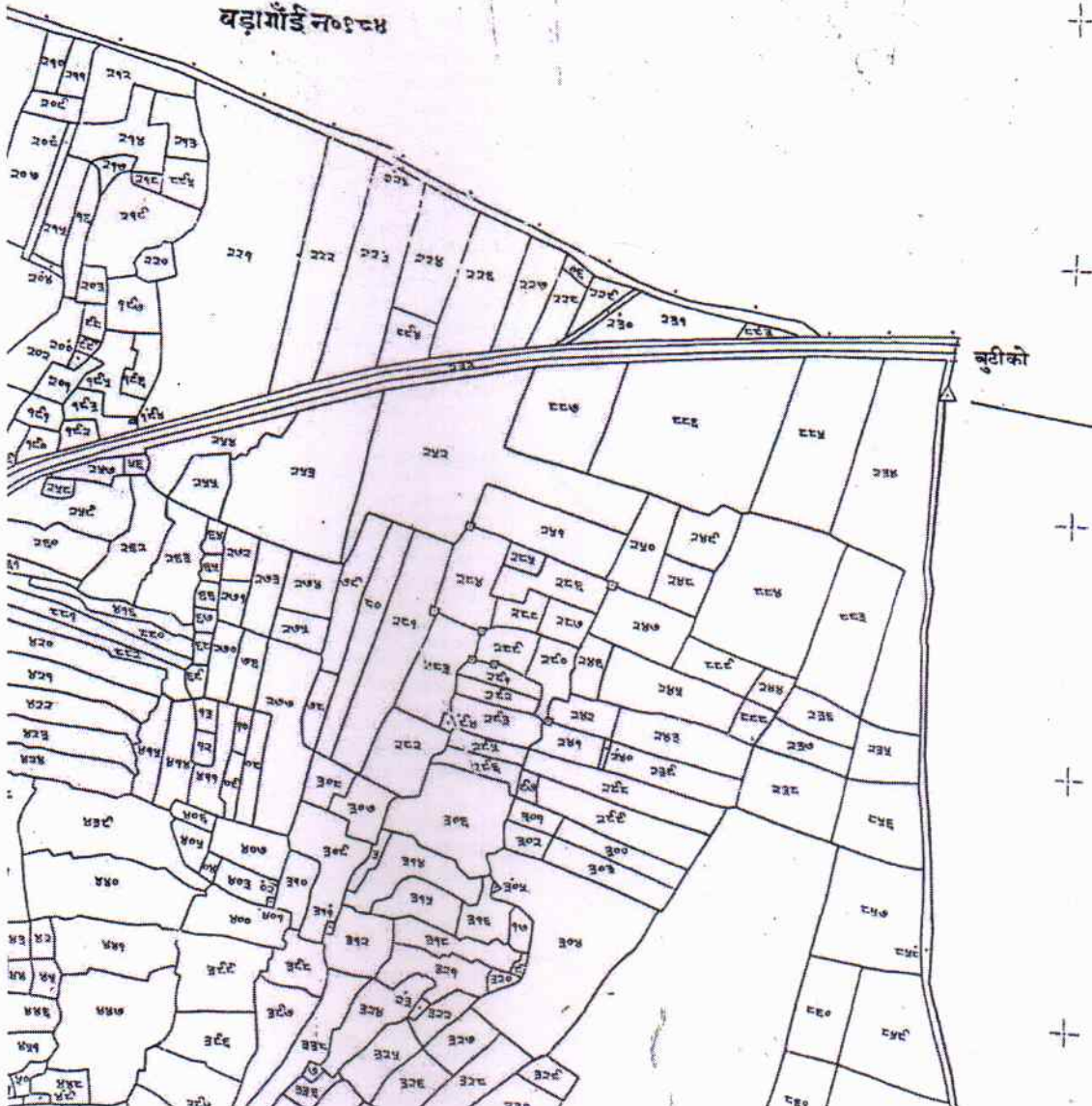
ज़िला राँची

स्केल एक माइल बराबर १६ इंच

सन् १९३२ - ३३ इस्वी

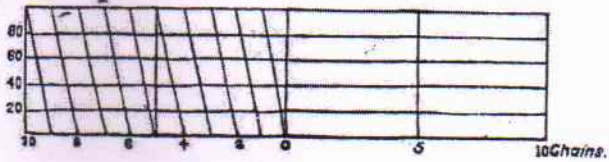
0000193-00

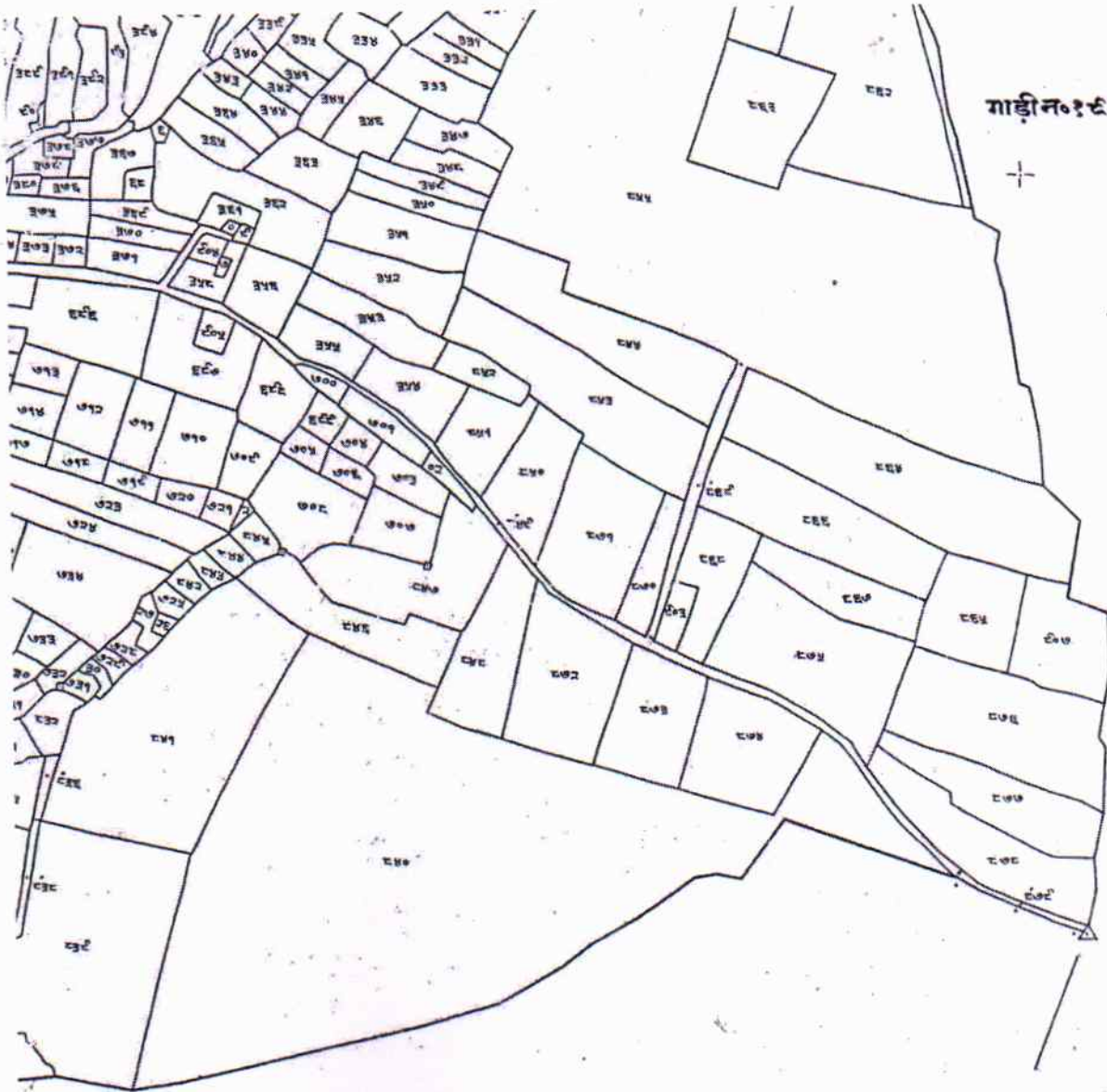
बड़ागौड़ न०१८४





Scale 16 Inches = 1 Mile.





गाड़ी नं० १६४



तेरिल नं० १६५

५५६	५५५	५५६	५५७	५५८	५५९	५६०	५६१	५६२	५६३	५६४	५६५	५६६	५६७	५६८	५६९	५७०
५७१	५७२	५७३	५७४	५७५	५७६	५७७	५७८	५७९	५८०	५८१	५८२	५८३	५८४	५८५	५८६	५८७

Made and published under the authority of Government.



L. M. Singh

Superintendent of Survey.

114020

खोड़िया न०१८५

मोरहाबादी न०१८५





RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : **TRAN26131329120231027** Date : **2023-10-26**
Ward No : **8**
Department / Section : **Revenue Section** New Ward No : **9**
Account Description : **Holding Tax & Others** Application No **SAF/01/008/06473**
New Holding No : **0080001038000Z0**

Received From Mr / Mrs / Miss . : **BISHWANATH GARODIA S/O LATE HULASH CHAND GARODIA,ASHOK KUMAR GARODIA S/O LATE HULASH CHAND GARODIA,BIMAL KUMAR GARODIA S/O LATE HULASH CHAND GARODIA,VIJAY KUMAR GARODIA S/O LATE HULASH CHAND GARODIA,OM PRAKASH GARODIA S/O LATE HULASH CHAND GARODIA**

Address : **KHATA NO 106 70 PLOT NO 876 877 BEHIND OF BIRLA BAGAN BARIYAT RANCHI**

A Sum of Rs. : **45085.00**

(in words) :

Forty Five Thousands Eighty 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	2016-2017	4	2023-2024	34882.56
				Late Assessment Fine(Rule 14.1)	2000.00
				1% Monthly Penalty	9946.37
				Special Rebate	1744.13
				Total Amount	45085.00
				Round Off Amount	0.80
				Total Paid Amount	45085.00



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



INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	:	AAFCE9115R
Name	:	BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 33,500
Amount (in words)	:	Rupees Thirty Three Thousand Five Hundred Only
CIN	:	24012500191660HDFC
Acknowledgement Number	:	AK17729714
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	K2402514009456
Date of Deposit	:	25-Jan-2024
BSR code	:	0510002
Challan No	:	23636
Tender Date	:	25/01/2024

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 33,50,000
	TDS Amount	₹ 33,500
A	Basic Tax	₹ 33,500
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 33,500
	Total (In Words)	Rupees Thirty Three Thousand Five Hundred Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:





INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	: AAFCB9115R
Name	: BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED
Assessment Year	: 2024-25
Financial Year	: 2023-24
Major Head	: Income Tax (Other than Companies) (0021)
Minor Head	: TDS on Sale of Property (800)
Amount (in Rs.)	: ₹ 33,500
Amount (in words)	: Rupees Thirty Three Thousand Five Hundred Only
CIN	: 24012500194365HDFC
Acknowledgement Number	: AK17731291
Mode of Payment	: Net Banking
Bank Name	: HDFC Bank
Bank Reference Number	: K2402514009843
Date of Deposit	: 25-Jan-2024
BSR code	: 0510002
Challan No	: 24129
Tender Date	: 25/01/2024

Tax Deposit Details (Amount In ₹)

Amount on which TDS to be deducted	₹ 33,50,000
TDS Amount	₹ 33,500
A Basic Tax	₹ 33,500
B Interest	₹ 0
C Fee under section 234E	₹ 0
Total (A+B+C)	₹ 33,500
Total (In Words)	Rupees Thirty Three Thousand Five Hundred Only

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Time
Quick and Seamless



Paper
Save Environment



e-Receipt
Easy Access



INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	:	AAF9115R
Name	:	BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 33,500
Amount (in words)	:	Rupees Thirty Three Thousand Five Hundred Only
CIN	:	24012500195136HDFC
Acknowledgement Number	:	AK17731862
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	K2402514009885
Date of Deposit	:	25-Jan-2024
BSR code	:	0510002
Challan No	:	24283
Tender Date	:	25/01/2024

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 33,50,000
	TDS Amount	₹ 33,500
A	Basic Tax	₹ 33,500
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 33,500
	Total (In Words)	Rupees Thirty Three Thousand Five Hundred Only

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Easy Access



INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	: AAFCB9115R
Name	: BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED
Assessment Year	: 2024-25
Financial Year	: 2023-24
Major Head	: Income Tax (Other than Companies) (0021)
Minor Head	: TDS on Sale of Property (800)
Amount (in Rs.)	: ₹ 33,500
Amount (in words)	: Rupees Thirty Three Thousand Five Hundred Only
CIN	: 24012500193374HDFC
Acknowledgement Number	: AK17730753
Mode of Payment	: Net Banking
Bank Name	: HDFC Bank
Bank Reference Number	: K2402514009652
Date of Deposit	: 25-Jan-2024
BSR code	: 0510002
Challan No	: 23950
Tender Date	: 25/01/2024

Tax Deposit Details (Amount In ₹)

Amount on which TDS to be deducted	₹ 33,50,000
TDS Amount	₹ 33,500
A Basic Tax	₹ 33,500
B Interest	₹ 0
C Fee under section 234E	₹ 0
Total (A+B+C)	₹ 33,500
Total (In Words)	Rupees Thirty Three Thousand Five Hundred Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:





INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	:	AAFBC9115R
Name	:	BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 33,500
Amount (in words)	:	Rupees Thirty Three Thousand Five Hundred Only
CIN	:	24012500193828HDFC
Acknowledgement Number	:	AK17731055
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	K2402514009570
Date of Deposit	:	25-Jan-2024
BSR code	:	0510002
Challan No	:	24024
Tender Date	:	25/01/2024

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 33,50,000
	TDS Amount	₹ 33,500
A	Basic Tax	₹ 33,500
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 33,500
	Total (In Words)	Rupees Thirty Three Thousand Five Hundred Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

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झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
शमीलात				भुषीन्दर वाला देवी दाश गुप्ता, जोजे - रनचीर दाश गुप्ता, , जाति- बैध, निवासी- राँची ठडपखाना						
जिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम	बरियातु	खाता का प्रकार	रैयती	
खेवट नम्बर	4/25	खाता नम्बर	70	थाना का नाम	राँची	थाना नम्बर	193			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
70	876	टांड वकाशत पहलवान खाँ वगै० टांड नीज	परती कदीम 1	3 (एकड़) 42 (डिसमील) ()		वजरीय हुकुमनामा पहारनीशटरी तारीख 26-1-32 ईशवी शलामी सबलीग 200.00रूपया	10	0	0	मकान बाड़ी
खाता मे कुल प्लोट संख्या		1	खाता का कुल मिजान	3 (एकड़) 42 (डिसमील) ()	खाता का कुल			10 0 0		

यह एक कंप्यूटर जनित प्रति है

1/25/2024
11:51:37 AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
शीरीमनी रानी दाश मुखर्जा दास				भुपीन्द्र वाला देवी, जोजे - हनचीर दास गुप्ता, , जाति- वैद, निवासी- राँची ठहपखना						
जिला का नाम	राँची	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	मौजा का नाम	बरियातु	खाता का प्रकार	रैयती	
खेवट नम्बर	4/66	खाता नम्बर	106	थाना का नाम	राँची	थाना नम्बर	193			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
106	877	परती कदीम परती कदीम नीज	परती कदीम 1	1 (एकड़) 73 (डिसमील) ()		वजरीय कबुली अन रजीशटरी तारिख 11/10/1915 इशवी शलामी 100.00	1	0	0	मकान बाड़ी
खाता मे कुल प्लोट संख्या		1	खाता का कुल मिजान	1 (एकड़) 73 (डिसमील) ()	खाता का कुल			1 0 0		

यह एक कंप्यूटर जनित प्रति है

1/25/2024

11:52:07 AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

January 25, 2024

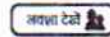
पंजी II प्रति

भाग वर्तमान	5	पृष्ठ संख्या	295										
जिला का नाम	रौंची	अनुमंडल नाम	सदर	अंचल का नाम	बड़गाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	बरियातु	होलिंग संख्या	71+106	तौजी संख्या	0	धाना नम्बर	193	खाता का प्रकार	रेयती				
श्री विश्वनाथ गडोदिया , ओम प्रकाश , विमल कुमार गडोदिया , विनय कुमार गडोदिया , अशोक कुमार गडोदिया , पिता-स्व. हुलास चन्द्र गडोदिया, जाति- -----													
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार								लगान	सेस
70	876	29 कठD छ. 0 वर्गफीट		दाखिल खारिज वाद संख्या 2139 / 1989-90 दि. 8-1-90 भो 1 पेज 72 से लाया गया								1.25	1.81
106	877	0 कठD छ. 0 वर्गफीट											
कुल परिमान		29 कठD छ. 0 वर्गफीट											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
20/07/2010	5147198	1994-95	2010-11	3.75	1.25	0.94	0.31	1.88	0.63	1.88	0.63	0.75	0.25
03-29-2017	1490790682	1989-1990	2016-2017	33.75	1.25	8.37	0.31	16.74	0.62	16.74	0.62	6.75	0.25
2021-11-26 15:19:39	0723350304	2017-2018	2021-2022	5	1.25	1.24	0.31	2.48	0.62	2.48	0.62	1	0.25
05-28-2023	0595561334	2022-2023	2023-2024	1.25	1.25	0.31	0.31	0.62	0.62	0.62	0.62	0.25	0.25

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

Sl No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View
24075	162 / 2023 - 2024	04	57	233	सीमा कुमारी टोप्पो	17/04/2023	Status Pending at Operator	View

List Of Case Status Details



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

ऑनलाइन जाँचा

बड़ागाई । बरियातु । 193 । श्री विश्वनाथ गडोदिया,ओम प्रकाश,विमल कुमार गडोदिया,विनय कुमार गडोदिया,अशोक कुमार गडोदिया		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
106,70	876,877	29 कठा 0 छटाक 0 वर्गफीट

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

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)	
माल (नकदी)	1.25				1.25	1.25
गुजारी (भावली)	0.31				0.31	0.31
सेस				0.62	0.62
सूद				0.62	0.62
मुतफरकात				0.62	0.62
मीजान	0.25				0.25	0.25
	3.05				3.05	3.05

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2022-2023)		
माल (नकदी)				1.25	1.25	
गुजारी (भावली)				0.31	0.31	
सेस				0.62	0.62	
सूद				0.62	0.62	
मुतफरकात				0.62	0.62	
मीजान अदायकारी				0.25	0.25	
				3.05	3.05	

(१) मीजान कुल (लफजों में) : Six Rupees and Ten Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 6.10

तारीख अमला तहसील कुनिन्दा : 28-05-2023

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



8

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 ।

Continuous
Name of Village
नाम सौदा

Form (Lower half)

नाम सौदा
अपना

थाना
अपना

थाना नम्बर
Thana Number
9-33

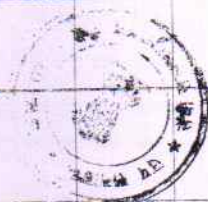
Name of Landholder:
नाम सौदा: गणेश बाला

Page
सुटा

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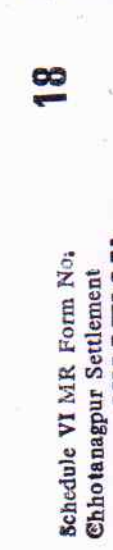
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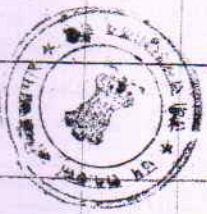
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अपना अपना



Continuous Name of Village: Wadhwa
 Form (Lowe half)
 Name of Landholder: Arjun Singh
 Number of Khewat: 17
 Page: 17
 Thana Number: 723
 Thana: Wadhwa

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



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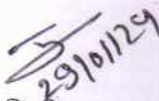
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निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

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 :- 28-01-2024 09:59 am

Office Name :- SRO - Ranchi

Token No:- 202400009772

Appoinment :- 29-Jan-2024 Time:- 12:33

Article	Sale Deed
Pre Registration Date	25-Jan-2024
No. Of Pages	34
Stamp Duty	670000
Paid Stamp Duty	0
Total Fees	₹ 5,05,527.

Property Id: **1147540**

Valuation No. : 1558845 / 2024	:- 2023-2024	Date : 25-January-2024 10:34:AM
State : Jharkhand	District : Ranchi	Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu	Village/City : Bariatu
Bariatu Ward No9 Village Code 193 - Other Road		
Khata Number - 70		
Plot Number - 876		
Ward Number - 9		
Holding Number - 0080001038000Z0		
Volume Number - 5		
Page Number - 295		

Property Rates

Residential Land (Y)

₹310993/- Decimal

Valuation Rule : Residential Land

Property Details

1	Land area	35.12 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 35.12 x 310993=10922074.16	₹1,09,22,074/-
A	Total		₹1,09,22,074/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹1,09,22,100/-

Total Amount in Words : One Crore Nine Lakh Twenty Two Thousands One Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Partly by Sub Plot No 877 & 876, West: R.S. Plot No 877, Part of Sub Plot No 877/B and Bijay Shree & Sapna Construction Pvt. Ltd., South: Public Road, North: R.S. Plot No. 907
Area	Land area : 35.12 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	10922074.16
Transaction Amount	16750000

Property Id: **1147542**

Valuation No. : 1558847 / 2024	:- 2023-2024	Date : 25-January-2024 10:37:AM
State : Jharkhand	District : Ranchi	Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu	Village/City : Bariatu
Bariatu Ward No9 Village Code 193 - Other Road		-
Ward Number - 9		
Holding Number - 0080001038000Z0		
Khata Number - 106		
Plot Number - 877		
Volume Number - 5		
Page Number - 295		

Property Rates			
Residential Land (Y)			
₹310993/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	12.81 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.81 x 310993=3983820.33	₹39,83,820/-
A	Total		₹39,83,820/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹39,83,900/-
Total Amount in Words : Thirty Nine Lakhs Eighty Three Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Partly by Sub Plot No 877 & 876, West: R.S. Plot No 877, Part of Sub Plot No 877/B and Bijay Shree & Sapna Construction Pvt. Ltd., South: Public Road, North: R.S. Plot No. 907
Area	Land area : 12.81 Decimal

Other Description of the Property	Pin Code - 834009
Government/Market Value	3983820.33
Transaction Amount	-

SELLER	- Mr. AMIT GARODIA, ,Father/Husband Name Late Bishwa Nath Garodia , PAN No.- *****228K Date Of Birth-18-Sep-1974,Permission Case No.- , Aadhaar No. *****9994, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Locality-RANCHI,Address - Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	- Mr. VIJAY KUMAR GARODIA, ,Father/Husband Name Late Hullas Chand Garodia , PAN No.- *****226H Date Of Birth-04-Jun-1958,Permission Case No.- , Aadhaar No. *****1132, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Locality-RANCHI,Address - Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	- Mr. ASHOK KUMAR GARODIA, ,Father/Husband Name Late Hullas Chand Garodia , PAN No.- *****621Q Date Of Birth-06-Jan-1961,Permission Case No.- , Aadhaar No. *****3961, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Locality-RANCHI,Address - Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	- Mr. OM PRAKASH GARODIA, ,Father/Husband Name Late Hullas Chand Garodia , PAN No.- *****620R Date Of Birth-01-Jan-1952,Permission Case No.- , Aadhaar No. *****3503, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Locality-RANCHI,Address - Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
	- Mr. BIMAL KUMAR GARODIA, ,Father/Husband Name Late Hullas Chand Garodia , PAN No.- *****958J Date Of Birth-04-Feb-1961,Permission Case No.- , Aadhaar No. *****2038, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Locality-RANCHI,Address - Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Pin Code-834001
PURCHASER	- Ms. BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD Through Its Managing Director SRI BIJAY KUMAR, ,Father/Husband Name Late Piyari Mahto , PAN No.- *****115R Date Of Birth-10-Jan-1963,Permission Case No.- , Aadhaar No. *****1981, Country-INDIA, State Name-Jharkhand, District Name-HAZARIBAG, City/Village/Town Name-Sapna Bhawan, Kumhar Toli Road,Gilan Chowk, Near Jain Middle School, P.S. Sadar, Hazaribag, District- Hazaribag, Locality-HAZARIBAGH,Address - Sapna Bhawan, Kumhar Toli Road,Gilan Chowk, Near Jain Middle School, P.S. Sadar, Hazaribag, District- Hazaribag, Pin Code-825301

Witness Information	Mr. AVISHEK GARODIA , Address - JJ ROAD UPPER BAZAR RANCHI-, Father/Husband Name-OM PRAKASH GARODIA
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Identifier Details	Mr. AVISHEK GARODIA , Address - JJ ROAD UPPER BAZAR RANCHI-, Father/Husband Name-OM PRAKASH GARODIA
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Fee Rule:Sale Deed		
1	Stamp Duty	6,70,000

1	SP	1,020
Total		1,020

Fee Rule:Sale Deed		
1	A1	5,02,500
2	E	2,000
3	LL	5
4	PR	2
Total		5,04,507

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

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

R.K. Baran
Deed Writer / Advocate

Bhagy Kumar
Vendee / Claimant

Amit Kumar
Om Prakash Garodia
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Vijay Kumar Garodia
Himanshu Kumar Garodia
RMDK KUMAR GARODIA



Document Registration Summary 1

Date :-29-Jan-2024

- Government/Market Value: ₹14906000/-
- Transaction Amount: ₹16750000 /-
- Paid Stamp Duty: ₹670000 /-

Receipt : 965955

Receipt Date : 29-01-2024

Presenter Name : -



E	₹2000
PR	₹2
SP	₹1020
LL	₹5
A1	₹502500
Stamp Duty	₹670000

On Date 29-01-2024 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi



Total	₹1175527
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	670000	670000	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorSriBijayKumar	GRN Number : 2400383897 DEPT Transaction Id : c18679bc21c6ebabaf89 Transaction Type :	668000
				GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorSriBijayKumar	GRN Number : 2400400278 DEPT Transaction Id : 68482f6aae4968cc3df6 Transaction Type :	2000
E	2000	2000	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorSriBijayKumar	GRN Number : 2400384989 DEPT Transaction Id : 59f908773a56971fd2 Transaction Type :	2000
PR	2	2	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorSriBijayKumar	GRN Number : 2400384989 DEPT Transaction Id : 59f908773a56971fd2 Transaction Type :	2
SP	1020	1020	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorSriBijayKumar	GRN Number : 2400384989 DEPT Transaction Id : 59f908773a56971fd2 Transaction Type :	1020
A1	502500	502500	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorSriBijayKumar	GRN Number : 2400384989 DEPT Transaction Id : 59f908773a56971fd2 Transaction Type :	501005

				GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorSriBijayKumar	GRN Number : 2400400293 DEPT Transaction Id : 7f3456a13108e4bcc0e Transaction Type :	1495
LL	5	5	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorSriBijayKumar	GRN Number : 2400400293 DEPT Transaction Id : 7f3456a13108e4bcc0e Transaction Type :	5
Sub Total	1175527	1175527	0				

Article : Sale Deed Number of Pages : 68


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400009772

Deed Type	Sale Deed
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 670000, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 1020, A1 :- Rs. 502500, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.10922074/- , Transaction Amount :- Rs.16750000/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Ward No9 Village Code 193 Property Boundaries :- East: Partly by Sub Plot No 877 & 876, West: R.S. Plot No 877, Part of Sub Plot No 877/B and Bijay Shree & Sapna Construction Pvt. Ltd., South: Public Road, North: R.S. Plot No. 907 Khata Number - 70Plot Number - 876Ward Number - 9Holding Number - 0080001038000Z0Volume Number - 5Page Number - 295 Area Of Land :- 35.12 Decimal
Property No.	2
Valuation Details	Value :- Rs.3983820/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Ward No9 Village Code 193 Property Boundaries :- East: Partly by Sub Plot No 877 & 876, West: R.S. Plot No 877, Part of Sub Plot No 877/B and Bijay Shree & Sapna Construction Pvt. Ltd., South: Public Road, North: R.S. Plot No. 907 Ward Number - 9Holding Number - 0080001038000Z0Khata Number - 106Plot Number - 877Volume Number - 5Page Number - 295 Area Of Land :- 12.81 Decimal







Sh./Smt.**AMIT GARODIA** s/o/d/o/w/o **Late Bishwa Nath Garodia** has presented the document for registration in this office







today dated :- **29-Jan-2024** Day :- **Monday** Time :- **12:26:31 PM**



AMIT GARODIA(Individual)

Party Name	Document Type	Document Number
AMIT GARODIA	PAN/UID	ACBPG4228K

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	AMIT GARODIA Address1 - Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Address2 - RANCHI , , , Jharkhand PAN No.: ACBPG4228K, Permission Case No.-	Yes	Amit Garodia Address:- , Near Shyam Mandir, , By Lane Upper Bazar, ranchi, , Ranchi, 834001, , Jharkhand, India		SELLER Age:49			<i>Amit Garodia</i>
2	ASHOK KUMAR GARODIA Address1 - Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Address2 - RANCHI , , , Jharkhand PAN No.: ADSPG8621Q, Permission Case No.-	Yes	Ashok Kumar Garodia Address:- , , Cart sari Road, india polythene industries, Ranchi G.P.O., Ranchi, Ranchi, 834001, Ranchi G.P.O., Jharkhand, India		SELLER Age:63			<i>ASHOK KUMAR GARODIA</i>
3	OM PRAKASH GARODIA Address1 - Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Address2 - RANCHI , , , Jharkhand PAN No.: ADSPG8620R, Permission Case No.-	Yes	Om Prakash Garodia Address:- GARODIA NIKETAN, OPP.DEEPAK APARTMENT, , UPPER BAZAR, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		SELLER Age:72			<i>Om Prakash Garodia</i>

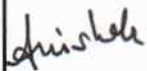
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	BIMAL KUMAR GARODIA Address1 - Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Address2 - RANCHI , , , Jharkhand PAN No.: ADEPG5958J, Permission Case No.-	Yes	Bimal Kumar Garodia Address:- India Polythene Industries, Durga Mandir, Cart Sarai Road, Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		SELLER Age:62			<i>Bimal Kumar Garodia</i>
5	VIJAY KUMAR GARODIA Address1 - Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi, Address2 - RANCHI , , , Jharkhand PAN No.: ACBPG4226H, Permission Case No.-	Yes	Vijay Kumar Garodia Address:- , NEAR DEEPAK APARTMENT, , CART SARAI ROAD, J.J ROAD, UPPER BAZAR, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		SELLER Age:65			<i>Vijay Kumar Garodia</i>
6	BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD Through Its Managing Director SRI BIJAY KUMAR Address1 - Sapna Bhawan, Kumhar Toli Road, Gilan Chowk, Near Jain Middle School, P.S. Sadar, Hazaribag, District- Hazaribag, Address2 - HAZARIBAGH , , , Jharkhand PAN No.: AAFCB9115R, Permission Case No.-	Yes	Bijay Kumar Address:- SAPNA BHAWAN, GILAN CHOWK, KUMHAR TOLI ROAD, POST- HAZARIBAG PS-SADAR HAZARIBAG, Hazaribag, , Hazaribagh, 825301, , Jharkhand, India		PURCHASER Age:61			<i>Bijay Kumar</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AVISHEK GARODIA S/o-D/o OM PRAKASH GARODIA Address1 - J J ROAD UPPER BAZAR RANCHI, Address2 - , , , Jharkhand PAN No.:			

Witness:

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


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AVISHEK GARODIA Address1 - J J ROAD UPPER BAZAR RANCHI, Address2 - , , , Jharkhand			

Signature of Operator 


 Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**ASHOK KUMAR GARODIA , AMIT GARODIA , OM PRAKASH GARODIA , VIJAY KUMAR GARODIA , BIMAL KUMAR GARODIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**AVISHEK GARODIA**) Son/Daughter/Wife of (**OM PRAKASH GARODIA**) resident of (**J J ROAD UPPER BAZAR RANCHI**) and by occupation (**Business**).


 Signature of Registering Officer

Date:- **29-Jan-2024**


 Seal and Signature of Registering Officer



Token No.: 202400009772

CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **29-Jan-2024** by **AMIT GARODIA**, S/O, D/O, W/O **Late Bishwa Nath Garodia** resident of Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi ,RANCHI.

This deed was registered as Document No:- **2024/RAN/709/BK1/649** in Book No :- **BK1**, Volume No :- 81 from Page No :- 243 to 310 at, office of **SRO - Ranchi**

Date:- **29-Jan-2024**

M
H
2

Registering Officer



Ranchi Municipal Corporation, Ranchi

Notice of property tax customized under section 152(3) of Jharkhand Municipal Act-2011

Memo No. : SAM/008/412868/2023-2024

Date : 08-02-2024

Effective: Fourth Quarter 2023-2024

Mr/Mrs/Ms: BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD THROUGH ITS MANAGING DIRECTOR SHREE BIJAY KUMAR S/O LATE PIYARI MAHTO

Address: KHATA NO 106 70 PLOT NO 876 877 BEHIND OF BIRLA BAGAN BARIYATU RANCHI

You are hereby informed that Old Holding Number - 008000103800020, your New Holding Number - 008000105000220 in Ward No - 8 , New Ward No - 9 has been done, on the basis of your self-assessment declaration form, the annual rental price has been fixed at Rs 5813.78/- based on your self assessment declaration.

Accordingly the tax per quarter will be as follows.

Self assessment tax notice		
SL. No.	Particulars	Amount (In Rs.)
1.	House Tax	1453.44
2.	Water Tax	0
3.	Latrine Tax	0
4.	RWH Penalty	0
5.	Education Cess	0
6.	Health Cess	0
Total Amount (per quarter)		1453.44



[Signature Line]

To be signed by the Applicant

Note:-

1. The tax assessment list is displayed on the website of Ranchi Municipal Corporation : For Details Please Visit : udhd.jharkhand.gov.in
OR Call us at 1800 8904115 or 0651-3500700
2. In the light of manual 11.4, additional house tax will be levied which will be 50% of the property tax due to lack of arrangement of rainwater harvesting.
It is advised to inform the corporation by installing rainwater conservation structure and get relief from additional house tax.
3. Property tax will be paid quarterly in each financial year.
4. If the entire hourly tax for a year is paid before 30 June of the financial year, a rebate of 5% will be given to the taxpayer.
5. Simple Interest will be payable at the rate of 1% per month if any payable are not not paid within or before the specified time period (every quarter).
6. This tax assessment is being done on the basis of your self-determination and declaration made, this self-assessment-cum-declaration can be conducted by the local corporation in due course of time and if the facts are found to be incorrect, the penalty prescribed in accordance with manual Condisa 13.2 (Fine) and difference amount will be payable.
7. The property is collected by Ranchi Municipal Corporation does not confer any legal status on these buildings and / or its owners / occupiers Confers any legal right to.
8. If the last digit of your new holding number is 5/6/7/8, then it will be considered under the category of specific structures.

NOTE: This is a computer generated receipt. This receipt does not require physical signature.





Ranchi Municipal Corporation, Ranchi
(Revenue branch)

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

Mr /Mrs /Ms

MS BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD THROUGH MANAGING DIRECTOR BIJAY KUMAR S/O LATE
PIYARI MAHTO

Memo No.: FAM/008/408180/2023-
2024

Address: KHATA NO 70 PLOT NO 876 B BARIYATU OPP BIRLA BAGAN BEHIND OMKESHWAR APARTMENT RANCHI

Effective: Second Quarter 2023-2024

You are hereby informed that your new Holding No.-

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

The annual rent value of this holding is Rs. 2911.14 / - after local check made by Ranchi Municipal Corporation in the light of the self assessment declaration letter made by you for assessment of tax for Ward No. 9 (Old Ward No. 8), 2911.14 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the Second quarter will be taxed in writing with effect from the year 2023-2024.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 2%	Quarter: 2/ Year: 2023-2024	2911.16	2911.16	0	0
	Total amount		2911.16	2911.16	0	0



Deputy Municipal Commissioner
Ranchi Municipal Corporation, Ranchi

Note:-

1. If there is any objection against the tax prescribed by the corporation, under the prescribed provision of Section 167 (1) of the Jharkhand Municipal Act, 2011, within 30 (thirty) days of receipt of this assessment Memo can file an objection in the prescribed form.
2. The list of tax assessment is displayed on the Ranchi Municipal Corporation website www.ranchimunicipal.com.
3. As per clause 13.4 of the Jharkhand Municipal Property Tax (Assessment, Collection and Recovery) Rules 2013, the actual amount of differential tax and one hundred percent penalty on it is also payable.
4. This property tax collected by the Ranchi Municipal Corporation does not confer any legal status on these buildings / structures and / or does not confer any legal rights to its owners / occupiers.



PRINT

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate-copy CRSLP/42327934

3/9/2024



नामांतरण शुद्धि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़गाँई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	29	पृष्ठ संख्या वर्तमान	92	थाना न.	193
वर्तमान(VOL)							
क्रमिक संख्या	केस न.	मौजा का नाम/राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता भाग न. वर्तमान	पृष्ठ संख्या वर्तमान
27934	4021 /R27 2023 - 2024	बरियातु/ 193	राँची	28/02/2024	By Sale 2024/RAN/709/BK1/649 Dated 29/01/2024	कारोबार विस्तृत सूचना खाता न. प्लोट न. क्षेत्रफल	120
						रजिस्टर 2 अचलन तिथि अभ्युक्ति	
क्रेता का नाम :	(BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD Through Its Managing Director SRI BIJAY KUMAR)पिता-Late Piyari Mahto, जाति-..., पता-Sapna Bhawan, Kumbhar Toli Road, Gilan Chowk, Near Jain Middle School, P.S. Sadar, Hazaribag, District- Hazaribag)	जमाबंदी रैयत का नाम :	जमाबंदी रैयत का नाम :	जमाबंदी रैयत का नाम :	जमाबंदी रैयत का नाम :	विक्रेता का नाम :	विक्रेता का नाम :
						AMIT GARODIA, पिता-Late Bishwa Nath Garodia, जाति-..., पता-Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi वी ASHOK KUMAR GARODIA, BIMAL KUMAR GARODIA, OM PRAKASH GARODIA, VIJAY KUMAR GARODIA, पिता-Late Hullas Chand Garodia, जाति-..., पता-Garodia Nivas, Near Shyam Mandir, Uppar Bazar, P.S. Kotwali, District- Ranchi	
राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।	राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनार्थ हस्तान्तरित।	यह एक कंप्यूटर जनित प्रति है	यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है	यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है	यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है	यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है	यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।	इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।						
Signature valid				Digitally signed by			
SHEO SHANKAR PANDEY				अंचलाधिकारी बड़गाँई			

कोरोना के उड़ जाँगे प्राण, जब सड़क पर न जाएँ इन्सान।

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

V

फरद मलकी / फरद रैयती Page No. : 92
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 29
वो सकुनत नम्बर। Receipt No. : 0357737487

बड़ागाई बरियातु 193 BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD Through Its Managing Director SRI BIJAY KUMAR		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
106,70	876,877	0 एकड़ 47.93 डिसमील 0 हेक्टर

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	120.00				120.00	
गुजारी (भावली)	30.00				30.00	
सेस	60.00				60.00	
सूद	60.00				60.00	
मुतफरकात	24.00				24.00	
मीजान	294.00				294.00	

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					120.00	
गुजारी (भावली)					30.00	
सेस					60.00	
सूद					60.00	
मुतफरकात					24.00	
मीजान अदायकारी					294.00	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- 294.00

तारीख अमला तहसील कुनिन्दा : 28-02-2024

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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