

5958

5470



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c84c25ab6aec9685c47b

Receipt Date : 14-Jul-2023 06:35:46 pm

Receipt Amount : 300000/-

Amount In Words : Three Lakh Rupees Only

Token Number : 202300018937

Office Name : SRO - Ranchi

Document Type : Sale Deed

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

GRN Number : 2318251911



:- For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची
1 या 1 क स. 23 के अधिन यथावत स्टाम्प
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

SANJAY KUMAR SINGH,

[Signature]
15/7/23 Karta

[Signature]

निबंधन पदाधिकारी
15/07/2023

[Signature]
15/7/23

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

संपत्ति का मूल्य 75,00,000/-
 मुद्रांक - 3,00,000/-
 T.D.S. - ✓

नाम: अशोक पंडी से मिलान किया
 240553 K B21
 फ्लॉट का दर/वर्ग फीट.....
 फ्लॉट का दर/वर्ग फीट.....
 फ्लॉट का दर/वर्ग फीट.....

Middle Ring Little
 Middle Ring Little
 Middle Ring Little
 Middle Ring Little
 Middle Ring Little



ARUN KUMAR
 Advocate
 Civil Court Ranchi
 En. No- 1543/02

प्राप्त पञ्चालन वो भूमि घोडाला
 एवं खाशमहल लीज की सूची
 में वर्णित प्लॉट एवं नाम दर्ज
 नहीं है।
 15/7/23

DEED OF ABSOLUTE SALE

THIS DEED OF SALE made on this 15 day of July, 2023 at Ranchi.

BETWEEN

(1) SANJAY PODDAR HUF (PAN-AAQHS4471M) through its Karta of **SANJAY PODDAR S/o Late Bhagwati Prasad Poddar, Grand S/o Late Kedar Nath Poddar & (2) SANJAY PODDAR (D.O.B.- 29.09.1960, PAN-ABJPP6700E), UID No.- XXXX XXXX 9388) S/o Late Bhagwati Prasad Poddar, by faith- Hindu, by caste General (not govern under the provision of C.N.T Act), by occupation- Business, resident of Jagdamba Sahay Lane, Gandhi Chowk, Upper Bazar, P.S. Kotwali, District- Ranchi, State Jharkhand, Indian Citizen (hereinafter called the **VENDORS**) of the **FIRST PART**.**

SANJAY PODDAR (HUF) Karta
 15/7/23

गैर मजलया प्रतिनिधित्व सूचि से
 खाता.....70.....प्लॉट...876
 का मिलान किया दर्ज नहीं पाया
 15/7

-1-
 15/7/23

मुखर्जन वम. भूमि
 ने बर्फ नकी है।
 15/07/23



Sanjay Poddar
Advocate
Civil Court, Ranch
En. No:- 1543/02

SANJAY PODDAR (HUF)
Sanjay Poddar
15/7/23



दिनांक 15/07/23. सम 10/10/.....
रजिस्ट्रेशन अधिनियम 1908 धारा 52 के नियम 38
श्री. Sanjay Poddar
पिता श्री/श्री. B. Prasad Poddar
पिता स्थान Katwadi Ranch जाति
पेशा Business जो लेख्यकारी के दावेदार या
अन्य निबंधक..... द्वारा.....
हु प्रारम्भना सं०..... वर्ष..... के अन्त
लेख्यकारियों या दावेदारों में से एक श्री.....
के अधिकारों ने दि०..... के पुरातन.....
में अन्त निबंधन कार्यालय..... में
निबंधन के लिए पेश किया

Mishra

निबंधन पदाधिकारी का हस्ताक्षर
15/07/2023

AND

M/S BIJAY SHREE & SAPNA CONSTRUCTION PVT. LTD. (PAN-AAFCB9115R) Company Registration No.-(U45201JH2011 PTC014968) 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)** S/o Late Piyari Mahto, by caste O.B.C. (not govern under the provision of C.N.T Act), resident of Sapna Bhawan, Kumhar Toli Road, Gilan Chowk, Near Jain Middle School, P.S:- Sadar, P.O.- Hazaribagh, District:- Hazaribag, Pin Code- 825301, State Jharkhand, Indian Citizen (hereinafter called the **PURCHASER**) of the OTHER PART

The terms and expressions "VENDORS" and "PURCHASER" 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/B, Area- 14½ Katha equivalent to 23.96 Decimals more or less bearing Holding No.-2155 ward No.- VII, New Holding No. 0080001020400Z0 & 0080001020500Z0, Ward No. 8 situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi more fully described in the schedule below.

AND WHEREAS the land of R.S. Khata no-70, Plot no.-876, Sub Plot no-876/B, Area- 29 Katha equivalent to 47.92 Decimals more or less, bearing holding no- 2155 ward no- VII A, situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi originally belongs to Mohta Charity Trust.

AND WHEREAS the said Mohta Charity Trust sold the said land of R.S. Khata no-70, and 106 Plot no.- 876 and 877 respectively marked as Sub Plot no-876/B & 877/B, Area- 29 Kattha more or less, situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi to (1) Smt Chanda Devi Parasrampurua wife of Hanuman Prasad Parasrampurua (2) Smt Pushpa Devi Parasrampurua

wife of Lalit Kumar Parasrampurua (3) Smt Pushpa Devi Gutgutia wife of Raghunath Prasad Gutgutia (4) Smt Manju Devi Tikriwal wife of Ramesh Chandra Tikriwal by virtue of registered deed being deed no-10050 dated 30.09.1983, which was registered at Additional Registrar of Assurances Calcutta and entered in Book no- 1, Vol no- 313 Page no- 126 to 137 for the year 1983.

AND WHEREAS (1) Smt Chanda Devi Parasrampurua wife of Hanuman Prasad Parasrampurua and (2) Smt Pushpa Devi Parasrampurua wife of Lalit Kumar Parasrampurua gifted their share land of R.S. Khata no-70, portion of plot no Plot no.-876, Sub Plot no-876/B, Area- 7¼ Kattha equivalent to 11.98 Decimals more or less, situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi to the VENDOR No.1 (**SANJAY PODDAR HUF**) by virtue of a Registered gift Deed No. 4196 Sl no- 5311 dated 22.07.2014 which was registered at District Sub Registrar office Ranchi and entered in Book no- 1, Volume no- 239 Page no- 249 to 276 for the year 2014 and put them in peaceful possession thereof and VENDOR No. 1 accepted the said gift and came in peaceful possession thereof.

AND WHEREAS after acquired the said land VENDOR No.1 mutated their name in the office of Bargain Anchal Ranchi under mutation case no- 633/ R/27 2022-2023 and accordingly paid revenue rent to the state and rent receipt no.- 0786249533, **volume no.- 27, page no.- 10**, dated- 28/06/2023.

AND WHEREAS (1) Smt Chanda Devi Parasrampurua wife of Hanuman Prasad Parasrampurua and (2) Smt Puspa Devi Parasrampurua wife of Lalit Kumar Parasrampurua gifted the their share land of R.S. Khata no-70, portion of Plot no.-876, Sub Plot no- 876/B, Area- 7 ¼ Kattha equivalent to 11.98 Decimals more or less, situated at Village- Bariatu; Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi to the VENDOR No.2 by virtue of a Registered gift Deed No. 4197 Sl no- 5312 dated 22.07.2014 which was registered at Distract Sub Registrar office Ranchi and entered in Book no- 1, Volume no- 239 Page no- 277 to 304 for the year 2014 and put him in peaceful possession thereof and VENDORS accepted the said gift and came in peaceful possession thereof.

AND WHEREAS after acquired the said land VENDOR No. 2 mutated his name in the office of Bargain Anchal Ranchi under

mutation case no- 632 R/27 2022-2023 and accordingly paid revenue rent to the state and rent receipt no.- 0089743521, volume no.- 27 page no.- 11, dated- 28/06/2023.

AND WHEREAS thus the VENDORS become the absolute owner and in possession over the land.

AND 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/B, Area- 14 ½ Kattha equivalent to 23.96 Decimals more or less, bearing Holding No.- 2155 ward No.-VII, New Holding No. 0080001020400Z0 & 0080001020500Z0, Ward No. 8 situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi more fully described in the schedule below.

AND WHEREAS VENDORS declare that they have not 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 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 he is well and sufficiently entitled and competent to convey the same and every part thereof.

AND WHEREAS VENDORS being in need of money for their various needs and legal necessities offer and express their desire to sale the schedule property and agreed to sale the landed property comprised of R.S. Khata no-70, portion of plot no.-876, Sub Plot no- 876/B, Area- 14 ½ Kattha more or less, situated at Village- Bariatu, Thana no.- 193, P.S.- Ranchi now Bariatu, District- Ranchi 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 PURCHASER and the VENDORS agreed to transfer the Schedule Property in favour of PURCHASER against the said considering amount Rs.75,00,000/- (Rupees seventy five lakh only).

NOW THIS DEED OF ABSOLUTE SALE WITNESSES AS FOLLOWS:-

1. That in pursuance of the aforesaid agreement and in total consideration of **Rs.75,00,000/- (Rupees Seventy five lakh only)** through paid by purchaser to the VENDORS morefully described in memo of consideration , 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 his 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 PURCHASERS 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 has good, valid and subsisting right to make this transfer in the manner hereby done.
3. That the VENDORS hereby further covenant and agree that he will at the request and cost of the PURCHASER do, perform or cause to be done, performed and executed any further lawful acts, 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 them.
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 has 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 morefully 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.

SCHEDULE

All that piece and parcel of land of R.S. Khata no-70, Plot no.-876, Sub Plot no- 876/B, Area- 14 ½ Kattha equivalent to 23.96 Decimals more or less, **bearing** Holding No.-2155 ward No.-VII, New Holding No. 0080001020400Z0 & 0080001020500Z0, Ward No. 8 of Ranchi Municipal Corporation, Ranchi situated at Village- Bariatu, Thana no.-193, P.S.- Ranchi now Bariatu, District- Ranchi Jharkhand, having permanent heritable transferable chhaparbandi Right which butted and bounded as follows :-

North : Plot no.- 907
South : Part of Plot no.- 876/B
East : Bishwanath Garodia & others (Plot no.- 876/A)
West : Plot no.- 876/C

MEMO OF CONSIDERATION

Rs. 75,00,000/- (Rupees Seventy Five Lakh only) paid by the PURCHASER to the VENDORS in following manners :-

Cash / Cheque no. / RTGS / Challan no.	Date	Name of Bank / TYPE	Amount (in Rs.)	In favour of
466506	03.07.2023	P.N.B.	37,12,500/-	Sanjay Poddar HUF
466508	03.07.2023	P.N.B.	37,12,500/-	Sanjay Poddar
AK05072745	11.07.2023	TDS Paid	37,500/-	Sanjay Poddar HUF
AK05073515	11.07.2023	TDS Paid	37,500/-	Sanjay Poddar
		TOTAL	75,00,000/-	
(Rupees in word seventy five lakh only)				

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 from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hatgari, Sarna.

IN WITNESS WHEREOF the VENDORS have put his signatures to these presents at Ranchi on the date, month and year first above written.

This sale deed has been made in total 09 pages.

WITNESSES :

1. *Ramesh Prasad Sah*
S/o Late Deoraj Prasad Sah
Chandra Residency
Cheshire Home Road, Baridiply
Ranchi, Jharkhand
Adhar No - 6802 9360 3997

2. *Satish K. Chaudhary*
S/o Late Tiblal Prasad
Residence :- *Salaiya, -7-*
Barkatpura, Hazaribagh
Jharkhand, 825323

VENDORS

Sanjay Poddar
15/7/23
Sanjay Poddar
15/7/23

Finger Impression of left Hand, Photograph & Signature of the
PURCHASER



BIJAY SHREE & SAPNA
CONSTRUCTION (P) LTD.

Bijay Kumar
DIRECTOR

15/7/23

[Handwritten signature]

KUMAR
Advocate
Civil Court, Ranch
En. No:- 1543/02

Little	Ring	Middle	Index	Thumb

[Handwritten signature]
15/7/23

Certified that all the finger prints of left hand of the each person whose photographs are affixed in the documents have been taken in my presence.

[Handwritten signature]
15/7/23

Typed and Composed by :-

(Krishna Computers)

Drafted by

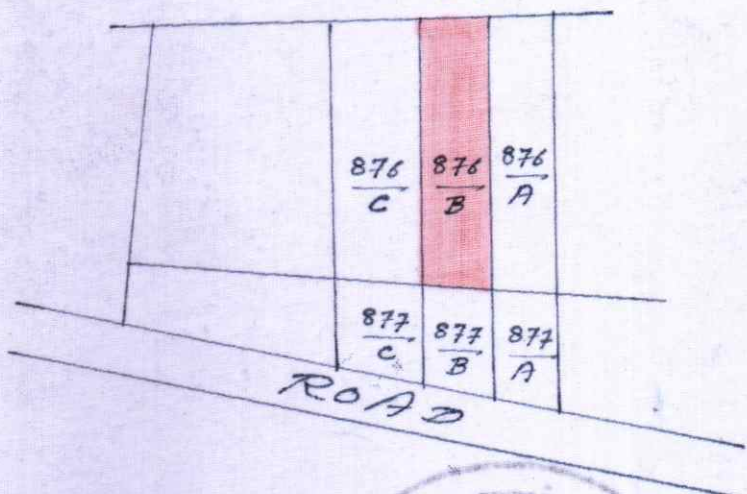
[Handwritten signature]
CONO. 1543/02

N
S

VILLAGE - BARIATU
THANA NO - 193
THANA BARIATU, DIST - RAIPUR
R.S. PLOT NO - 876
SUB PLOT NO - 876/B
SHOWN IN RED COLOUR.

AREA
A - DEC
0 - 23.96

P.NO
907



[Signature]
15/7/23

[Signature]
15/07/2023

[Signature]

भारत सरकार-कॉर्पोरेट कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, झारखण्ड

कम्पनी अधिनियम, 1956 की धारा 18 (1) (क)

उद्देश्य-खंडों में परिवर्तन की पुष्टि हेतु विशेष विनिश्चय के पंजीकरण का प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45201JH2011PTC014968

मैसर्स BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED

के अंशधारकों ने दिनांक 02/01/2014 को आयोजित की गई वार्षिक / असाधारण बैठक में एक विशेष विनिश्चय पारित करके कम्पनी अधिनियम, 1956 (1956 का 1) की धारा 18 (1) का अनुपालन करते हुए अपने संगम-ज्ञापन के प्रावधानों में परिवर्तन कर लिया है।

मैं, एतद्वारा सत्यापित करता हूँ कि उक्त विशेष विनिश्चय की प्रतिलिपि, यथा परिवर्तित संगम-ज्ञापन के साथ, आज पंजीकृत कर ली गई है।

झारखण्ड में यह प्रमाण-पत्र, आज दिनांक सत्ताईस जनवरी दो हजार चौदह को जारी किया जाता है।

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Jharkhand

SECTION 18(1)(A) OF THE COMPANIES ACT, 1956

Certificate of Registration of the Special Resolution Confirming Alteration of Object
Clause(s)

Corporate Identity Number : U45201JH2011PTC014968

The share holders of M/s BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED having passed Special Resolution in the Annual/Extra Ordinary General Meeting held on 02/01/2014 altered the provisions of its Memorandum of Association with respect to its objects and complied with the Section (18)(1) of the Companies Act, 1956 (No. 1 of 1956).

I hereby certify that the said Special Resolution together with the copy of the Memorandum of Association as altered has this day been registered.

Given at Jharkhand this Twenty Seventh day of January Two Thousand Fourteen.

Signature: Uttam Sitaram Patole
Digitally signed by Uttam Sitaram Patole
Date: 2014.01.27 10:34:28
GMT+05:30

Registrar of Companies, Jharkhand

कम्पनी रजिस्ट्रार, झारखण्ड

*Note: The corresponding form has been approved by Uttam Sitaram Patole, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED
SAPNA BHAWAN, GAILAN CHOWK,
HAZARIBAG - 825301,
Jharkhand, INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIJAY SHREE AND SAPNA
CONSTRUCTION PRIVATE LIMITED



27/01/2014

Permanent Account Number

AAFCB9115R

25062014



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार 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
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खेवट नम्बर	4/25	खाता नम्बर	70	थाना का नाम	राँची	थाना नम्बर	193
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(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 ।	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	1000
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यह एक कंप्यूटर जनित प्रति है

7/15/2023
10:38:39
AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 15, 2023

भाग वर्तमान	27	पृष्ठ संख्या	10												
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND						
मौजा का नाम	बरियातु	होलिंग संख्या	70	तौजी संख्या		धाना नम्बर	193	खाता का प्रकार	---						
SANJAY PODDAR, पिता-BHAGWATI PRASAD PODDAR, जाति- ---															
खाता नम्बर	प्लोट संख्या	रकबा				परिवर्तन के लिए प्राधिकार				लगान	सेस				
70	876	0 ऐ 11.98 डि 0 हे				नामान्तरण मुकदमा संख्या 633/2022 - 2023				30	0				
कुल परिमाण		0 ऐ 11.98 डि 0 हे													
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल		
09-14-2022	0755205914	2022-2023	2022-2023	0	30	0	7.5	0	15	0	15	0	6		
06-28-2023	0786249533	2023-2024	2023-2024	0	30	0	7.5	0	15	0	15	0	6		

List Of Case Status Details

[नववशा देखें](#)

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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 15, 2023

भाग वर्तमान	27	पृष्ठ संख्या	11											
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	बरियातु	होल्डिंग संख्या	70	तौजी संख्या		धाना नम्बर	193	खाता का प्रकार	---					
SANJAY PODDAR , पिता- BHAGWATI PRASAD PODDAR, जाति- ----														
खाता नम्बर	प्लोट संख्या	रकबा				परिवर्तन के लिए प्राधिकार						लगान	सेस	
70	876	0 ऐ 11.98 डि 0 हे				नामान्तरण मुकदमा संख्या 632/2022 - 2023						30	0	
कुल परिमाण		0 ऐ 11.98 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
09-14-2022	0963758989	2022-2023	2022-2023	0	30	0	7.5	0	15	0	15	0	6	
06-28-2023	0089743521	2023-2024	2023-2024	0	30	0	7.5	0	15	0	15	0	6	

List Of Case Status Details

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

ऑनलाइन जाँचा

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

V

फरद मलकी / फरद रेयती Page No. : 11
नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 27
वो सकुनत नम्बर। Receipt No. : 0089743521

बड़ागाई | बरियातु | 193 | SANJAY PODDAR		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
70	876	0 एकड़ 11.98 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)	30.00					30.00
गुजारी (भावली)	7.50					7.50
सेस	.....					15.00
सूद	.....					15.00
मुतफरकात	.....					15.00
मीजान	6.00					6.00
	73.50					73.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					30.00	
गुजारी (भावली)					7.50	
सेस					15.00	
सूद					15.00	
मुतफरकात					15.00	
मीजान अदायकारी					6.00	
					73.50	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- **73.50**

तारीख अमला तहसील कुनिन्दा : **28-06-2023**

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



यह एक कम्प्युटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

ऑनलाइन जाँचा

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

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

V

फरद मलकी / फरद रैयती Page No. : 10
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 27
वो सकुनत नम्बर। Receipt No. : 0786249533

बड़ागाँई | बरियातु | 193 | SANJAY PODDAR		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
70	876	0 एकड़ 11.98 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)	30.00					30.00
गुजारी (भावली)	7.50					7.50
सेस	.....					15.00
सूद	.....					15.00
मुतफरकात	.....					15.00
मीजान	6.00					6.00
	73.50					73.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					30.00	
गुजारी (भावली)					7.50	
सेस					15.00	
सूद					15.00	
मुतफरकात					15.00	
मीजान अदायकारी					6.00	
					73.50	

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

(२) नाम देहिन्दा -

(३) कुल बकाया- **73.50**

तारीख अमला तहसील कुनिन्दा : **28-06-2023**

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान रहे कारोना का समाधान।
ऑनलाइन जाँचा



18

Schedule VI MR Form No.
Ghotanspur Settlement

Continuous
KHATIAN

Name of Village
बास नोबा

Form (Lower half)

Number of Khewas: 24
पृष्ठ संख्या

Name of Landholder:
नाम स्वामी/पारि बास

Page
पृष्ठा

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	60	09														

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

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

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

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

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

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

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

1	2	3
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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
SANJAY PODDAR S/O BHAGWATI PRASAD PODDAR
Address: **KHATA NO 70 PLOT NO 876 BARIYATU OPP BIRLA BAGAN BEHIND**
OMKESHWAR APARTMENT RANCHI

Memo No. : **FAM/008/398803**
/2022-2023
Effective: **First Quarter**
2022-2023

You are hereby informed that your new Holding No.-

0 0 8 0 0 0 1 0 2 0 5 0 0 Z 0

The annual rent value of this holding is Rs. **1455.57 / -** 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)** , 1455.57 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 2%	Quarter: 1/ Year: 2016-2017	970.4	970.4	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	1455.56	1455.56	0	0
	Total amount		2425.96	2425.96	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.





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
SANJAY PODDAR HUF BY KARTA SANJAY PODDAR S/O BHAGWATI PRASAD PODDAR
Address: **KHATA NO 70 PLOT NO 876 B BARIYATU OPP BIRLA BAGAN BEHIND**
OMKESHWAR APARTMENT RANCHI

Memo No. : **FAM/008/398802**
/2022-2023
Effective: **First Quarter**
2022-2023

You are hereby informed that your new Holding No.-

0 0 8 0 0 0 1 0 2 0 4 0 0 Z 0

The annual rent value of this holding is Rs. **1455.57 / -** 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)** , 1455.57 / - is fixed at the place.

Based on the annual rent value determined by the corporation, the First quarter will be taxed in writing with effect from the year 2022-2023.

Sl. No.	Particulars	Quarter/Financial Year	Based on the Self Assessment	On the basis of ULB Calculation	Difference Amount (4-3)	100% Penalty of Column 5
1	2		3	4	5	6
1	Holding Tax @ 2%	Quarter: 1/ Year: 2016-2017	970.4	970.4	0	0
2	Holding Tax @ 0.075% or 0.15% or 0.2%	Quarter: 1/ Year: 2022-2023	1455.56	1455.56	0	0
	Total amount		2425.96	2425.96	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.





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1124/10050/01564

To
बिजय कुमार
Bijay Kumar
S/O Piyari Mahto
SAPNA BHAWAN
KUMHAR TOLI ROAD
POST-HAZARIBAG PS-SADAR HAZARIBAG
GILAN CHOWK
Hazaribag
Hazaribagh Jharkhand - 825301
9431393889

Validity unknown
Digitally signed by Unique Identification Authority of India on 2022.12.12 10:53:53 UTC



आपका **आधार** क्रमांक / Your **Aadhaar** No. :

XXXX XXXX 1981
VID : 9191 1824 5817 5529

मेरा **आधार**, मेरी पहचान



भारत सरकार
Government of India



बिजय कुमार
Bijay Kumar
जन्म तिथि/DOB: 10/01/1963
पुरुष/ MALE

Issue Date: 17/10/2011

XXXX XXXX 1981
VID : 9191 1824 5817 5529

मेरा **आधार**, मेरी पहचान



सूचना

- **आधार** पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- **आधार** देश भर में मान्य है।
- **आधार** कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- **आधार** में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- **आधार** को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- **Aadhaar** is valid throughout the country.
- **Aadhaar** helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in **Aadhaar**.
- Carry Aadhaar in your smart phone – use **mAadhaar App**.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O Piyari Mahto, सपना भवन, कुम्हार टोली रोड, गिलान चौक, पोस्ट-हजारीबाग थाना-सदर हजारीबाग, हजारीबाग, झारखण्ड - 825301
Address:
S/O Piyari Mahto, SAPNA BHAWAN, KUMHAR TOLI ROAD, GILAN CHOWK, POST-HAZARIBAG PS-SADAR HAZARIBAG, Hazaribag, Jharkhand - 825301

Download Date: 30/04/2022



XXXX XXXX 1981
VID : 9191 1824 5817 5529

1947 | help@uidai.gov.in | www.uidai.gov.in



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0696/33651/00163

To
सतीश कुमार चौधरी
Satish Kumar Chaudhary
C/O Jiblal Prasad
vill-salaiya ,p.o-barvan,p.s-barkattha
Salaia
Hazaribagh Jharkhand - 825323
9431555588

Validity unknown

Digital Signature of
UNIQUE IDENTIFICATION
AUTHORITY
Date: 2021/12/22 10:32
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

8793 5847 0780

VID : 9119 2129 9067 2602

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सतीश कुमार चौधरी
Satish Kumar Chaudhary
जन्म तिथि/DOB: 15/04/1994
पुरुष/ MALE

Issue Date: 22/09/2012

8793 5847 0780

VID : 9119 2129 9067 2602

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- Aadhaar is valid throughout the country.
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
C/O जिलाल प्रसाद, ग्राम-सलैया ,पोस्ट-बरवां,थाना-
बरकठा, सलैया, हजारीबाग,
झारखण्ड - 825323

Address:
C/O Jiblal Prasad, vill-salaiya ,p.o-barvan,p.s-
barkattha, Salaia, Hazaribagh,
Jharkhand - 825323

Download Date: 09/12/2021



8793 5847 0780

VID : 9119 2129 9067 2602

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**Challan-cum-statement of deduction of tax under
section 194-IA (Form 26QB)**



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

Acknowledgement Number: AK05072745

Challan Identification Number (CIN): 23071100196646HDFC

Date of e-Filing: 11-Jul-2023

PAN: AAFCB9115R

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller		Payment Mode	Bank Name
Resident		Net Banking	HDFC Bank

Buyer Details

Name	PAN	Category of PAN	Address Details
BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED	AAFCEB9115R	Company	SAPNA BHAWAN, GAILAN CHOWK, Hazaribag, Hazaribagh H.O, HAZARIBAG, Jharkhand, INDIA, 825301
Mobile Number	Email ID	Whether more than one Buyer	
+91 9431393889	bikashkr1990@gmail .com	No	

Seller Details

Name	PAN	Category of PAN	Address Details
SANJAY PODDAR HUF	AAQHS4471M	HUF	S/O LATE BHAGWATI PRASAD PODDAR, JAGDAMBA SAHAY LANE, Ranchi sadar, Ranchi G.P.O., RANCHI, Jharkhand, INDIA, 834001
Mobile Number	Email ID	Whether more than one Seller	
+91 7004923908	BIJAYKUMAR1011963@GMAIL.COM	No	

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	01-Jul-2023	₹ 37,50,000	VILLAGE BARIYATU, THANA NO 193, Bariatu, Bariatu B.O, RANCHI, Jharkhand, INDIA, 834009
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	11-Jul-2023	11-Jul-2023	₹ 37,50,000
	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	
	No	₹ 2,63,000	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 37,50,000
TDS Amount	₹ 37,500
(a) Basic Tax	₹ 37,500
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 37,500
In words	Rupees thirty seven thousand five hundred Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 37,50,000
	TDS Amount	₹ 37,500
A	Basic Tax	₹ 37,500
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 37,500
	Total (In Words)	Rupees Thirty Seven Thousand Five Hundred Only



Thanks for being a committed taxpayer!

To express gratitude towards committed taxpayers, the Income Tax Department has started a unique appreciation initiative. It recognises taxpayers' commitment by awarding certificates of appreciation to them. Login to e-filing portal and visit Appreciations and Rewards to know more.

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Time

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e-Receipt

Easy Access



INCOME TAX DEPARTMENT

Challan Receipt



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

PAN	:	AAFCEB9115R
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.)	:	₹ 37,500
Amount (in words)	:	Rupees Thirty Seven Thousand Five Hundred Only
CIN	:	23071100196646HDFC
Acknowledgement Number	:	AK05072745
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	K2319204920497
Date of Deposit	:	11-Jul-2023
BSR code	:	0510002
Challan No	:	25476
Tender Date	:	11/07/2023

**Challan-cum-statement of deduction of tax under
section 194-IA (Form 26QB)**



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

Acknowledgement Number: AK05073515

Challan Identification Number (CIN): 23071100200949HDFC

Date of e-Filing: 11-Jul-2023

PAN: AAFCB9115R

Payment Details

Assessment Year	Financial Year	Tax Applicable (Major Head)	Type of Payment (Minor Head)
2024-25	2023-24	Income Tax (Other than Companies) (0021)	TDS on Sale of Property (800)
Residential Status of the Seller		Payment Mode	Bank Name
Resident		Net Banking	HDFC Bank

Buyer Details

Name	PAN	Category of PAN	Address Details
BIJAY SHREE AND SAPNA CONSTRUCTION PRIVATE LIMITED	AAFCB9115R	Company	SAPNA BHAWAN, GAILAN CHOWK, Hazaribag, Hazaribagh H.O, HAZARIBAG, Jharkhand, INDIA, 825301
Mobile Number	Email ID	Whether more than one Buyer	
+91 9431393889	bikashkr1990@gmail.com	No	

Seller Details

Name	PAN	Category of PAN	Address Details
SANJAY PODDAR	ABJPP6700E	Individual	S/O LATE BHAGWATI PRASAD PODDAR, JAGDAMBA SAHAY LANE, Ranchi sadar, Ranchi G.P.O., RANCHI, Jharkhand, INDIA, 834001
Mobile Number	Email ID	Whether more than one Seller	Aadhaar Number
+91 7004923908	BIJAYKUMAR1011963@GMAIL.COM	No	XXXX XXXX 9388

Property Transferred Details

Type of property	Date of Agreement/ Booking	Total Value of Consideration (Property Value)	Address details
LAND	01-Jul-2023	₹ 37,50,000	VILLAGE BARIYATU, THANA NO 193, Bariatu, Bariatu B.O, RANCHI, Jharkhand, INDIA, 834009
Payment type	Date of Payment/ Credit	Date of Deduction	Amount paid/credited currently
LUMPSUM	11-Jul-2023	11-Jul-2023	₹ 37,50,000
	Whether stamp duty value is higher than sale consideration ?	Total stamp duty value of the property	
	No	₹ 2,63,000	

Tax Deposit Details

Amount on which TDS to be deducted	₹ 37,50,000
TDS Amount	₹ 37,500
(a) Basic Tax	₹ 37,500
(b) Interest	₹ 0
(c) Fee under section 234E	₹ 0
Total (a + b + c)	₹ 37,500
In words	Rupees thirty seven thousand five hundred Only

(This is a computer generated Acknowledgement Receipt and needs no signature)

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 37,50,000
	TDS Amount	₹ 37,500
A	Basic Tax	₹ 37,500
B	Interest	₹ 0
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	Total (A+B+C)	₹ 37,500
	Total (In Words)	Rupees Thirty Seven Thousand Five Hundred Only



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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.)	:	₹ 37,500
Amount (in words)	:	Rupees Thirty Seven Thousand Five Hundred Only
CIN	:	23071100200949HDFC
Acknowledgement Number	:	AK05073515
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	K2319204920990
Date of Deposit	:	11-Jul-2023
BSR code	:	0510002
Challan No	:	26040
Tender Date	:	11/07/2023

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी - II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित





C
M

Pre Registration Docket

Date :- 14-07-2023 06:34 pm

Office Name :- SRO - Ranchi

Token No:- 202300018937

Appointment :- 15-Jul-2023 Time:- 10:21

Article	Sale Deed
Pre Registration Date	13-Jul-2023
No. Of Pages	34
Stamp Duty	300000
Paid Stamp Duty	0
Total Fees	₹ 2,28,024.

Property Id: **909157**

Valuation No. : 1379002 / 2023	:- 2023-2024	Date : 14-July-2023 18:11:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu	Village/City : Bariatu	
Bariatu Word No 8 - Other Road			
Ward Number - 8			
Holding Number - 0080001020400Z0 0080001020500Z0			
Khata Number - 70			
Plot Number - 876			
Volume Number - 27			
Page Number - 11			
Property Rates			
Residential Land (Y)			
₹246553/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	11.98 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11.98 x 246553=2953704.94	₹29,53,705/-
A	Total		₹29,53,705/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹29,53,800/-
Total Amount in Words : Twenty Nine Lakhs Fifty Three Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: BISHWANATH GARODIA & OTHERS (PLOT NO-876-A), West: PLOT NO- 876/C, South: PART OF PLOT NO- 876/B, North: PLOT NO- 907
Area	Land area : 11.98 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	2953704.94
Transaction Amount	7500000

Property Id: **1016267**

Valuation No. : 1379007 / 2023	:- 2023-2024	Date : 14-July-2023 18:14:PM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Bariatu	Village/City : Bariatu	
Bariatu Word No 8 - Other Road		-	
Ward Number - 8			
Holding Number - 0080001020400Z0 0080001020500Z0			
Khata Number - 70			
Plot Number - 876			
Volume Number - 27			
Page Number - 10			
Property Rates			
Residential Land (Y)			
₹246553/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	11.98 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11.98 x 246553=2953704.94	₹29,53,705/-
A	Total		₹29,53,705/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹29,53,800/-
Total Amount in Words : Twenty Nine Lakhs Fifty Three Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: BISHWANATH GARODIA & OTHERS (PLOT NO-876-A), West: PLOT NO- 876/C, South: PART OF PLOT NO- 876/B, North: PLOT NO- 907
Area	Land area : 11.98 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	2953704.94

Transaction Amount	-
--------------------	---

SELLER	-Mr. SANJAY PODDAR HUF THROUGH Its Karta SANJAY PODDAR, Address - JAGDAMBA SAHAY LANE GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name LATE BHAGWATI PRASAD PODDAR , PAN No.- *****471M,Permission Case No.- , Aadhaar No. *****9388
	-Mr. SANJAY PODDAR, Address - JAGDAMBA SAHAY LANE , GANDHI CHOWK , UPPER BAZAR , KOTWALI , RANCHI- ,Father/Husband Name LATE BHAGWATI PRASAD PODDAR , PAN No.- *****700E,Permission Case No.- , Aadhaar No. *****9388
PURCHASER	-Ms. BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD Through Its Managing Director BIJAY KUMAR, Address - SAPNA BHAWAN, KUMHAR TOLI ROAD , GILAN CHOWK , NEAR JAIN MIDDLE SCHOOL , P.S.- SADAR, HAZARIBAGH- ,Father/Husband Name LATE PYARI MAHTO , PAN No.- *****115R,Permission Case No.- , Aadhaar No. *****1981

Witness Information	Mr. RAMESH PRASAD SAH , Address - BARIATU HOUSING COLONY BARIATU RANCHI-, Father/Husband Name-DEORAJ PRASAD SAH
---------------------	--

Identifier Details	Mr. RAMESH PRASAD SAH , Address - BARIATU HOUSING COLONY BARIATU RANCHI-, Father/Husband Name-DEORAJ PRASAD SAH
--------------------	--

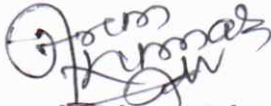
Fee Rule:Sale Deed		
1	Stamp Duty	3,00,000

1	SP	1,020
Total		1,020


Fee Rule:Sale Deed		
1	A1	2,25,000
2	E	2,000
3	LL	3
4	PR	1
Total		2,27,004

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.



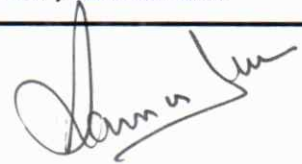
Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant





Document Registration Summary 1

Date :-15-Jul-2023

- Government/Market Value: ₹5907600/-
- Transaction Amount: ₹7500000 /-
- Paid Stamp Duty: ₹300000 /-

On Date 15-07-2023 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 865829

Receipt Date : 15-07-2023

Presenter Name: -

E	₹2000
PR	₹1
SP	₹1020
LL	₹3
A1	₹225000
Stamp Duty	₹300000

Total

₹528024

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	300000	300000	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorBijayKumar	GRN Number : 2318251911 DEPT Transaction Id : c84c25ab6aec9685c47b Transaction Type :	300000
E	2000	2000	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorBijayKumar	GRN Number : 2318252041 DEPT Transaction Id : 8c1decc6d23f6c2829b9 Transaction Type :	2000
PR	1	1	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorBijayKumar	GRN Number : 2318252041 DEPT Transaction Id : 8c1decc6d23f6c2829b9 Transaction Type :	1
SP	1020	1020	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorBijayKumar	GRN Number : 2318252041 DEPT Transaction Id : 8c1decc6d23f6c2829b9 Transaction Type :	1020
A1	225000	225000	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorBijayKumar	GRN Number : 2318252041 DEPT Transaction Id : 8c1decc6d23f6c2829b9 Transaction Type :	225000

LL	3	3	0	GRAS	BijayShreeAndSapnaConstructionPvtLtdThroughItsManagingDirectorBijayKumar	GRN Number : 2318252041 DEPT Transaction Id : 8c1decc6d23f6c2829b9 Transaction Type :	3
Sub Total	528024	528024	0				

Article : Sale Deed Number of Pages : 68

MK

Signature of Operator

G. K. S. R.

Signature of Head Clerk

W

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300018937










Deed Type	Sale Deed
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 300000, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 225000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2953705/- ,Transaction Amount :- Rs.7500000/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: BISHWANATH GARODIA & OTHERS (PLOT NO- 876-A), West: PLOT NO- 876/C, South: PART OF PLOT NO- 876/B, North: PLOT NO- 907 Ward Number - 8 Holding Number - 0080001020400Z0 0080001020500Z0 Khata Number - 70 Plot Number - 876 Volume Number - 27 Page Number - 11 Area Of Land :- 11.98 Decimal
Property No.	2
Valuation Details	Value :- Rs.2953705/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: BISHWANATH GARODIA & OTHERS (PLOT NO- 876-A), West: PLOT NO- 876/C, South: PART OF PLOT NO- 876/B, North: PLOT NO- 907 Ward Number - 8 Holding Number - 0080001020400Z0 0080001020500Z0 Khata Number - 70 Plot Number - 876 Volume Number - 27 Page Number - 10 Area Of Land :- 11.98 Decimal

Sh./Smt. **SANJAY PODDAR** s/o/d/o/w/o **LATE BHAGWATI PRASAD PODDAR**
has presented the document for registration in this office
today dated :- **15-Jul-2023** Day :- **Saturday** Time :- **14:11:03 PM**



SANJAY PODDAR(Individual)

Party Name	Document Type	Document Number
SANJAY PODDAR	PAN/UID	ABJPP6700E

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SANJAY PODDAR HUF THROUGH Its Karta SANJAY PODDAR Address1 - JAGDAMBA SAHAY LANE GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - , , , Jharkhand PAN No.: AAQHS4471M,Permission Case No.-	Yes	Sanjay Poddar Address:- poddar house, gandhi chowk, j.s. lane, upper bazar ranchi, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		SELLER Age:62			
2	SANJAY PODDAR Address1 - JAGDAMBA SAHAY LANE , GANDHI CHOWK , UPPER BAZAR , KOTWALI , RANCHI, Address2 - , , , Jharkhand PAN No.: ABJPP6700E,Permission Case No.-	Yes	Sanjay Poddar Address:- poddar house, gandhi chowk, j.s. lane, upper bazar ranchi, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		SELLER Age:62			
3	BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD Through Its Managing Director BIJAY KUMAR Address1 - SAPNA BHAWAN, KUMHAR TOLI ROAD , GILAN CHOWK , NEAR JAIN MIDDLE SCHOOL , P.S.- SADAR, HAZARIBAGH, Address2 - , , , 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:60			



Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAMESH PRASAD SAH S/o-D/o DEORAJ PRASAD SAH Address1 - BARIATU HOUSING COLONY BARIATU 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	RAMESH PRASAD SAH Address1 - BARIATU HOUSING COLONY BARIATU RANCHI, Address2 - , , , Jharkhand			

Signature of Operator Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SANJAY PODDAR HUF THROUGH Its Karta SANJAY PODDAR , SANJAY PODDAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAMESH PRASAD SAH**) Son/Daughter/Wife of (**DEORAJ PRASAD SAH**) resident of (**BARIATU HOUSING COLONY BARIATU RANCHI**) and by occupation (**Business**).

Signature of Registering Officer 

Date:- 15-Jul-2023

Seal and Signature of Registering Officer 

Token No.: 202300018937

CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **15-Jul-2023** by **SANJAY PODDAR, S/O, D/O, W/O LATE BHAGWATI PRASAD PODDAR** resident of JAGDAMBA SAHAY LANE , GANDHI CHOWK , UPPER BAZAR , KOTWALI , RANCHI ,.

This deed was registered as Document No:- **2023/RAN/5958/BK1/5470** in Book No :- **BK1**,Volume No :- 737 from Page No :- 485 to 552 at, office of **SRO - Ranchi**

Date:- **15-Jul-2023**

WS
15/07
Registering Officer





झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP142325284

8/5/2023



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़गाँई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	28	पृष्ठ संख्या वर्तमान	28	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	कारोबार विस्तृत सूचना
25284	1371 /R27 2023 - 2024	बरियातु/ 193	राँची	04/08/2023	By Sale 2023/RAN/5958/BK1/5470 Dated 15/07/2023	खाता न. 70 भाग 27 वर्तमान 27	खाता न. प्लॉट न. क्षेत्रफल 70 11.98 876 डिसमील 70 11.98 876 डिसमील
							रजिस्टर 2 अद्यतन तिथि अभ्युक्ति लगान

क्रेता का नाम :

(BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD Through Its Managing Director BIJAY KUMAR पिता- LATE PYARI MAHTO, जाति-..., पता-SAPNA BHAWAN, KUMHAR TOLI ROAD, GILAN CHOWK, NEAR JAIN MIDDLE SCHOOL, P.S.- SADAR, HAZARIBAGH)

जमाबंदी रैयत का नाम :

-----,SANJAY PODDAR -पिता-BHAGWATI PRASAD PODDAR

विक्रेता का नाम :

SANJAY PODDAR,SANJAY PODDAR HUF THROUGH Its Karta SANJAY PODDAR, पिता-LATE BHAGWATI PRASAD PODDAR, जाति-..., पता-JAGDAMBA SAHAY LANE GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI

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

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid

Digitally signed by

Manoj Kumar

अंचलाधिकारी बड़गाँई



कोरोना के उड़ जांगे प्राण, जब सड़क पर न जाएं इत्सान।

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

V

फरद मलकी / फरद रैयती Page No. : 28
नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 28
वो सकुनत नम्बर। Receipt No. : 0857074107

बड़ागाँई | बरियातु | 193 | BIJAY SHREE AND SAPNA CONSTRUCTION PVT LTD Through Its Managing Director BIJAY KUMAR		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
70	876	0 एकड़ 23.96 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	60.00					60.00
गुजारी (भावली)	15.00					15.00
सेस	30.00					30.00
सूद	30.00					30.00
मुतफरकात	12.00					12.00
मीजान	147.00					147.00

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)					60.00	
गुजारी (भावली)					15.00	
सेस					30.00	
सूद					30.00	
मुतफरकात					12.00	
मीजान अदायकारी					147.00	

(१) मीजान कुल (लफ्जों में) : **One Hundred Fourty Seven Rupees**

(२) नाम देहिन्दा -

(३) कुल बकाया- **147.00**

तारीख अमला तहसील कुनिन्दा : **04-08-2023**

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



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