





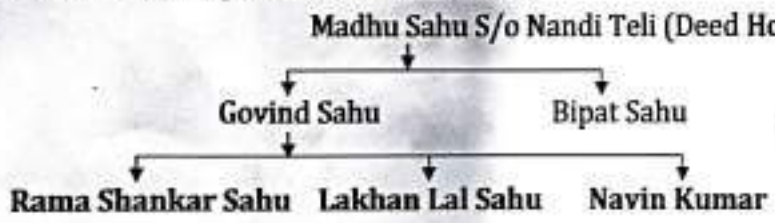
Series No. 23-24/JI 09284

BEFORE,

**THE NOTARY PUBLIC, RANCHI**  
**AFFIDAVIT**

We, (1) Sri Rama Shankar Sahu (2) Lakhan Lal Sahu (3) Sri Navin Kumar, all sons of Late Govind Sahu, Resident of Village Upper Hatia, P.S. Jagarnathpur, District Ranchi, Jharkhand do hereby solemnly affirm and state as follows :-

1. That we are Indian Citizen & residing at above mention address.
2. That our grand father Madhu Sahu Son of Late Nandi Sahu has purchased a land peace measuring an area 72 decimals baring to Khata No. 24, R.S. Plot No. 1115 situated at Village Hatia, P.S. Ranchi, Thana No. 248, District Ranchi from Khedu Sahu Son of Baijnath Sahu Resident of Village Hatia, Ranchi through a registered deed of sale no. 853/803 dated 02.02.1961 which has registered into book no. 1, volume no. 14, page no. 445 to 446 year 1961.
3. That our genological table is as follows :-



4. That we are legal heirs and successors of our father Late Govind Sahu because he has expired leaving behind us earlier.

Sworn and signed this affidavit on this 18<sup>th</sup> day of April 2024 at Ranchi.

The above named deponent who has been Identified by Sri B.M.S. Yadav Advocate, Ranchi, solemnly affirms and Declared that the statements made above are True to the best of his knowledge and belief.

1) [Signature] 18/4/24  
 2) [Signature] 18/4/24  
 3) [Signature] 18/4/24  
 Deponent

Identified by me  
[Signature] 18/4/24  
Advocate, Ranchi.



Signature Attested on Identification of Lawyer

Supervised under Section 150 Act 1952 & Notaries Rules 1950 Govt. of Jharkhand, Ranchi, India

18 APR 2024

NO. 1022

3202

2919



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1c78a106e201564ecc93

Receipt Date : 02-Apr-2024 02:32:43 pm

Receipt Amount : 60569/-

Amount In Words : Sixty Thousands Five Hundred And Sixty  
Nine Rupees Only

Token Number : 202400042035

Office Name : SRO - Ranchi

Document Type : Gift

Payee Name : UMA SHANKAR SHARAN ( Vendor )

GRN Number : 2401445028



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिशिष्ट 4 नियम 21/27  
के अधिन भारतीय स्टाम्प अधिनियम 1899 की अनुसूची  
1 या 1 के से. 33(i) के अधीन ख़ासत स्टाम्प  
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
अपेक्षित नहीं।

Vaibhav Mani Tripathi  
DSR, Ranchi

निबंधन प्रदाधिकारी  
02/04/2024

hazalite  
magrond

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





Ummachan  
2/4/2024



दिनांक 02/04/24 सन् 10/21  
राज्यद्रोशन अधिनियम 1908 धारा 62 के नियम 33  
की Uma Shankar Shrivastava  
पिता की/रखा G. Parasad Yadav  
निवास स्थान Jaganmohanpur Ranchi  
पेशा Business जो लेखापाल के रूप में  
आव्य विभाग के समक्ष प्रस्तुत  
पुस्तकारणा सं. 24 के अधीन  
लेखाकारियों या याचकियों में से एक को  
के अधिकाधिक से दिनांक के पूर्वोक्त/अभिलेख  
में आव्य विभाग कार्यालय  
निर्वाह के लिए रखा गया



*Umapati*

निर्वाह पदाधिकारी का हस्ताक्षर  
02/04/2024  
Vaibhav Mani Tripathi  
DSR, Ranchi

**AND**

**RANCHI REGIONAL DEVELOPMENT AUTHORITY, (RRDA) RANCHI**, through its authorized representative **MR. PRABHAT LAKRA**, (UID XXXX XXXX 3531, Mob No-9939668014) Son of Etwari Lakra, Grand Son of Late Madi Oraon, working as Govt. Employee, Ranchi Regional Development Authority, Ranchi by faith Hindu, by occupation Service, Resident of Bara Ghaghra, Sarna Toli, P.S.-Doranda, District Ranchi-834002, State-Jharkhand (hereinafter called the **DONEE**) of the **OTHER PART**;

The terms and expression the "**DONOR**" and the "**DONEE**", unless expressly excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors in interest, executors, legal representatives, administrators and assignees.

**WHEREAS** the landowners are the absolute and beneficial owners of the land measuring an area of 36 Decimals more or less bearing R.S. Plot No. 1115, under Khata No. 24 situated at Village - Hatia, P.S. Ranchi, P.S. No. 248, in the Town and District of Ranchi more fully described in schedule "A" hereunder which they obtained the aforesaid plot by way of inheritance after death of their ancestors.

**AND WHEREAS** said land is recorded in Revisional Survey Records of Right in the name of Khedu Teli, Budhu Teli, Dukhu Teli, Jagannath Teli son of Baijnath Teli in equal shares as Kayami.

**AND WHEREAS** grandfather of the land owners Madhu Sahu acquired the aforesaid landed property through a registered deed of sale vide Deed No. 803 dated 02.02.1961 from Sri Khedu Sahu son of Baijnath Sahu registered in the office of District Sub Registrar, Ranchi and after that he got mutated his name in the Namkum Anchal, Ranchi vide Mutation Case No. 63 R 27/1961-62 and his name is also entered in Revenue Records of Circle Office in Volume No. 2, Page No. 125 in Register II, and paying rent to the state regularly and upto date rent receipt No. 0693241991 dated 23.02.2024 is issued in his name by the Circle Office for the year 2023-2024. That after death of their grandfather Madhu Sahu and their father Gobind Sahu the landowners inherited the aforesaid

*Handwritten signature*  
2/1/24

land and have valid right title and peaceful possession over the aforesaid land.

Thus the **DONORS** became the absolute owner over the land of R.S. Khata No. 24, Plot No. 1115, Total Area 36 Decimal situated at Village Hatia, P.S. Ranchi, Thana No. 248, Dist. Ranchi bearing Holding 05300030490000A2, Ward No. 52 of R.M.C., Ranchi.

**AND WHEREAS**, the said Rama Shankar Sahu, Lakhan Lal Sahu and navin Kumar (Donors) have made registered power of attorney in favour of **MR. UMA SHANKAR SHARAN** (UID- XXXX XXXX 5933), PAN-AAHCA1245K, & Mob. No.9431105140) Son of Sri Grijesh Prasad Yadav, and Grand son of Late Ram Bhaju Prasad Yadav, by faith- Hindu,, by Caste Category- General (not comes within the purview of C.N.T. Act, 1908), by occupation-Business, resident of Hatia Station Road, Near Mother Sumitra School, Birsa Chowk, P.S. Jagarnathpur, District-Ranchi, State-Jharkhand, by virtue of registered power of Attorney bearing Deed No. 2021/RAN/10328/BK4/1012, dated 24.12.2021, entered in Book No.-BK4, Vol. No.-104, Page No.-133 to 170, in the office of District Sub Registrar Ranchi.

**AND WHEREAS** in order to construct a building over the land mentioned hereinabove the **DONORS** got a building plan provisionally approved by the Ranchi Regional Development Authority, (RRDA) Ranchi vide Building plan Case No. RRDA/BP/0127/2022.

**AND WHEREAS** for the development or road widening of the Road in front side of the abovementioned land the aforesaid **DONORS** are left a strip of land admeasuring an area 128.06 Sq.mts. equivalent to 3.16 Decimal or 1378 Sq.ft. more or less for Road Widening and they are ready to gift the said strip of the land to "THE STATE" mentioned in schedule below for the benefit of the society as a whole.

**NOW THEREFORE THIS DEED OF GIFT WITNESSTH AS FOLLOWS:**

1. That in pursuance of the said intension and in consideration of benefits to the society as whole the **DONOR** out of his free

will, without coercion or undue influence from anybody whom so ever hereby convey, grant, transfer and confirm unto the said DONEE "THE STATE" Through Ranchi Regional Development Authority, Ranchi all that strips of land measuring an 128.06 Sq.mts. equivalent to 3.16 Decimal or 1378 Sq.ft. more or lessmore- fully described in schedule below. The value of land is Rs. 9,61,400/- (Rupees Nine Lakh Sixty One Thousand Four Hundred) only.

2. And That the said DONEE i.e. THE STATE, Ranchi Regional Development Authority, Ranchi shall and may from time to time and all times, hereafter peaceably and quietly use the said strip of land as a public property and shall have liberty to construct the road etc.

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

Note:- The strip of land is vacant. There is no Katcha or pucca structure on the strip of land which is being gifted to Ranchi Regional Development Authority, Ranchi for road widening.

SCHEDULE OF PROPERTY ABOVE REFERRED TO

All that piece and parcel of the residential land 128.06 Sq.mts. equivalent to 3.16 Decimal or 1378 Sq.ft. more or less out of land measuring area 36 Decimal of R.S. Plot No. 1115, Sub Plot No. 1115/Part under Khata No. 24, situated at Village-Hatia, P.S. Ranchi, Thana No. 248, Dist. Ranchi bearing Holding No. 05300030490000A2, ward No. 52 of R.M.C., Ranchi, State-Jharkhand, within the Jurisdiction of Dist. & sub Registrar, Ranchi & sub Registrar, Ranchi which has been shown in RED WASH in the attached map hereto and bounded and butted as follow :-

North :- R.S. Plot No. 1115/Part  
South :- Village Road  
East :- R.S. Plot No. 1131/Part  
West :- R.S. Plot No. 1114/Part

Gangadhar  
2/11/24

## CERTIFICATE

THIS IS TO CERTIFY that the land which is the subject matter of these presents and mentioned in the schedule is not the Government land. The same was neither acquired by the Government for Civil or military purposes nor is it Bhoodan land. The land is outside forest area limit and it does not belong to C.C.L or any other Public Sector Undertaking. It is neither the land of any Temple, Mosque, Church, and Math.

It is further certified that the land not belong to Adivasi Khata and this land is free from Ceiling. It is not the land of any Temple, Math, Church or Mosque. It is not the Khas Mahal or Khuntkathi land.

This is to further certify the DONOR does not belong to the Community List of S.T., S.C. and B.C. which comes under the purview of C.N.T. Act 1908.

IN WITNESS WHEREOF the DONOR has set and subscribed their respective hands on this DEED OF GIFT on the day, month and year written first above at Ranchi.

Witnesses :-

1. *Handwritten signature in Hindi*  
श्री श्री: 500  
S.C. माला

*Handwritten signature*  
24/12/24  
SIGNATURE OF DONORS  
THROUGH POWER HOLDER






2. Karhaiya Kumar  
S/O Jag Mohan Yadav  
R/o Ghasi Toli chutia  
P.O & P.S. chutia  
Dist - Ranchi

SIGNATURE, THUMB IMPRESSION &  
PHOTOGRAPH OF THE DONEE




✓  
Prabhat Lalay  
02/04/2024

महोदय  
राजधानी राँची

|   |   |   |   |  |
|---|---|---|---|--|
|  |  |  |  |  |
| Thumb   | Index   | Middle  | Ring  | Little   |

Certify that the fingers print of the Left Hand of the Donee whose photograph is affixed in the documents has been obtained by me or before me.

Drafted by :-  
  
02.04.2024  
E.M. Singh Yadav  
Advocate, Ranchi

Chokhachapar Settlement

**KHATIAN**

Form (Form 4)

Continous Name of Village etc etc

Area

Thana

Area of the Thana Number

Name of Landholder or his wife etc etc

Serial No. of the land

Handwritten signature and notes at the bottom right.

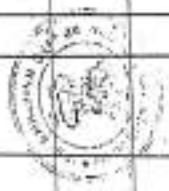
|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|

Handwritten notes in the first few columns of the table, including '1303' and '1304'.

Handwritten signature and date '1303/1/8/22'.

DECLARED TO BE TRUE COPY

Director of Settlements  
Muzaffargarh District, Punjab



मूल खतियान से  
मिलान किया

02/10/12

Handwritten signature and 'THAN' stamp.

Handwritten signature and 'SECRET' stamp.

Handwritten signature and '22 1303/1/8/22'.

Handwritten notes in the last few columns of the table, including '1303' and '1304'.



# राँची नगर निगम, राँची।

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किंसे गवे सम्पदा

श्री/श्रीमती/सुश्री

**RAMA SHANKAR SAHU S/O LATE GOBIND SAHU**

पता

**VILL HATIA PO HATIA PS JAGARNATHPUR DIST RANCHI**

एतद् द्वारा आपसे सूचित किया जाता है कि आपका नया गृह सं.- 0530003049000A2 एवं नया वार्ड सं. 52 (पुराना निर्धारण योजना पत्र के आधार पर वार्षिक किराया मूल्य ₹800.00/- रु. निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

| स्व-निर्धारित कर की सूचना |   |        |
|---------------------------|---|--------|
| क्रम सं.                  | Particulars   | Amount |
| 1.                        | गृह कर  |        |
| 2.                        | जल कर   |        |
| 3.                        | सौख्यकर   |        |
| 4.                        | विजली कर  |        |
| 5.                        | अतिरिक्त गृह कर<br>(वर्षा जल संग्रहण की व्यवस्था नहीं होने के कारण) |        |
| कुल राशि (प्रति तिमाही)   |   |        |



*[Signature]*  
24.12.21

*[Signature]*  
24.12.2021

*[Signature]*  
24/12/21

\_\_\_\_\_

To be sig

वोट:

2020.12.22 13:10

1 का निम्न...



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख



← BACK

| खेता का नाम, अधिधारक का नाम, पिन   |      |  |                                      |             |                  |   |         |                |        |          |  |  |
|--|------|--|--------------------------------------|-------------|------------------|---|---------|----------------|--------|----------|--|--|
| खंड- तेरी, पैराम - बैजनाथ तेरी, वडिसा बाबा, जति- तेरी, गिवासी- सरकिन देह व जगनाथ तेरी, पैराम - बैजनाथ तेरी, वडिसा बाबा, जति- तेरी, गिवासी- सरकिन देह व दुधु तेरी, पैराम - बैजनाथ तेरी, वडिसा बाबा, जति- तेरी, गिवासी- सरकिन देह व दुधु तेरी, पैराम - बैजनाथ तेरी, वडिसा बाबा, जति- तेरी, गिवासी- सरकिन देह |      |  |                                      |             |                  |   |         |                |        |          |  |  |
| खेता का नाम  | रौबी | अंचल का नाम                                  | नामकुम                               | हलका का नाम | हलका-04          | मौजा का नाम   | हटिया   | खेता का प्रकार |        |          |  |  |
| खेता नम्बर   | 2    | खेता नम्बर                                   | 24                                   | खेता का नाम | नामकुम           | खेता नम्बर  | 248     |                |        |          |  |  |
| (1)  | (2)  | घोड़ी उमर 3 घोड़ी संक्रिय 4                  | खेता जमीन                            | मिजान       | कैलियन / अम्पुति | इतिहास के बहालीकार कुलविक्रय सारा/सारा  | सारा    |                |        | खेता जमी |  |  |
|  |      |  |                                      |             |                  |   | री (10) | आ (11)         | ई (12) |          |  |  |
| 24   | 288  | 2. टांड मरुत राहु घोड़ी ?<br>? पारी कटीम नीज | पारी कटीम 1                          | 0 एकड़      | 2 डिग्री         |   | 8       | 8              | 6      | पारी     |  |  |
|  | 289  | ? पारी कटीम नीज ?<br>पारत                    | पारी कटीम 3                          | 0 एकड़      | 19 डिग्री        |   |         |                |        |          |  |  |
|  | 290  | ? टांड मरुत राहु घोड़ी ?<br>? पारी कटीम नीज  | पारी कटीम 1                          | 0 एकड़      | 10 डिग्री        | आम/1 कांज/1 कुलविक्रय सारा/सारा   |         |                |        |          |  |  |
|  | 306  | ? टांड मरुत राहु ? टांड बैजनाथ राहु घोड़ी    | टांड पी 1                            | 0 एकड़      | 19 डिग्री        |   |         |                |        |          |  |  |
|  | 346  | ? पारी गड्डा मरिण ?<br>? आर आम मरिण घोड़ी    | पारी कटीम 1                          | 0 एकड़      | 22 डिग्री        |   |         |                |        |          |  |  |
|  | 529  | ? पारी कटीम नीज ?<br>? मरुत घोड़ी तेरी घोड़ी | मरुत/2,सारा/1 0                      | 0 एकड़      | 2 डिग्री         | कटल/ 1 कुलविक्रय सारा/सारा  |         |                |        |          |  |  |
|  | 530  | ? पारत ? मरुत नीज                            | पारी कटीम 1                          | 0 एकड़      | 1 डिग्री         | कटल/ 1 कुलविक्रय सारा/सारा  |         |                |        |          |  |  |
|  | 1115 | ? टोम मरिण तेरी ?<br>? पारत नीज घोड़ी        | टोम पी 10                            | 0 एकड़      | 72 डिग्री        | बैजनाथ जगनाथ मरुत घोड़ी पारत नीज तेरी नीज तेरी मरिण देह घोड़ी/ 124-0-0 एक पी घोड़ी नीज वनीर सारा/सारा घोड़ी सारा/सारा 22 फरवरी 1978 से का अदालत व एकड़ सारा के सारा/सारा है |         |                |        |          |  |  |
| खेता में कुल प्लोट संख्या  |      | 8  | खेता का कुल मिजान (खतियान के अनुसार) |             | 1 47             | खेता का कुल सारा  |         | 8 8 6          |        |          |  |  |

यह एक कंप्यूटर जनित प्रति है

यह प्रत्येक केवल प्रार्थी की जानकारी के लिए है

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

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

8

4/2/2024



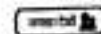
भारत सरकार  
राज्य एवं भूमि सुधार विभाग

April 2, 2024

पृष्ठ 11 पृष्ठ

| भाग वर्तमान                          | 2                    | पृष्ठ संख्या    | 125       |  |                |               |                  |                  |                     |                     |                        |                |                   |     |  |
|--------------------------------------|----------------------|-----------------|-----------|--|----------------|---------------|------------------|------------------|---------------------|---------------------|------------------------|----------------|-------------------|-----|--|
| जिला का नाम                          | रोही                 | अनुमंडल नाम     | सदर       | अवंत का नाम  | नमब्रुम        | इलका का नाम   | इल्का-04         | इस्टेट का नाम    | इतरलगा              |                     |                        |                |                   |     |  |
| ब्लॉक का नाम                         | इटिया                | होस्टिंग संख्या | 34/989    | तैजी संख्या  | 0              | धाना नम्बर    | 248              | खाता का प्रकार   | —                   |                     |                        |                |                   |     |  |
| मधु साहू, पित्त-नन्दी साहू, जति साहू |                      |                 |           |  |                |               |                  |                  |                     |                     |                        |                | रकबा              | सेस |  |
| खाता नम्बर                           | प्लॉट संख्या         | रकबा            |           | परिवर्तन के लिए प्राधिकार  |                |               |                  |                  |                     |                     |                        | रकबा           | सेस               |     |  |
| 24                                   | 1115                 | 0 ए 56 डि 0 हे  |           | यशवन्त खारिज केसा नम्बर 83 और 27/1961-62 कुल 73 ही बिगरी पेज 117/14 ये |                |               |                  |                  |                     |                     |                        | 4              | 5.8               |     |  |
|                                      | कुल परिवर्तन         | 0 ए 56 डि 0 हे  |           |  |                |               |                  |                  |                     |                     |                        |                |                   |     |  |
| तारीख                                | प्राप्ति पत्र संख्या | साल से          | साल तक    | सामान्य बकाया  | ताम्र तालु साल | रोड सेस बकाया | रोड सेस चालु साल | शिक्षा सेस बकाया | शिक्षा सेस चालु साल | स्वास्थ्य सेस बकाया | स्वास्थ्य सेस चालु साल | कृषि सेस बकाया | कृषि सेस चालु साल |     |  |
| 08/06/2007                           | 174313               | 1996-97         | 2007-08   | 117.6  | 4              | 29.4          | 1                | 58.8             | 2                   | 58.8                | 2                      | 23.52          | 0.8               |     |  |
| 02-13-2019                           | 0507965626           | 2008-2009       | 2018-2019 | 40   | 4              | 10            | 1                | 20               | 2                   | 20                  | 2                      | 8              | 0.8               |     |  |
| 2021-12-22<br>14.53.14               | 0564353279           | 2019-2020       | 2021-2022 | 8  | 4              | 2             | 1                | 4                | 2                   | 4                   | 2                      | 1.6            | 0.8               |     |  |
| 04-16-2022                           | 0617855117           | 2022-2023       | 2022-2023 | 0  | 4              | 0             | 1                | 0                | 2                   | 0                   | 2                      | 0              | 0.8               |     |  |
| 02-23-2024                           | 0693241991           | 2023-2024       | 2023-2024 | 0  | 4              | 0             | 1                | 0                | 2                   | 0                   | 2                      | 0              | 0.8               |     |  |

List Of Case Status Details



यह एक ऑनलाइन प्रणाली है।  
यह प्रणाली केवल प्राप्ति की जानकारी के लिए है।  
किसी भी प्रकार की अशुद्धि के लिए संबंधित अवलंबिकारी से संपर्क करें।  
प्लॉट का नक्का देखने के लिए प्लॉट नंबर क्लिक करें।

6

|                            |              |                           |
|----------------------------|--------------|---------------------------|
| नामकम। हटिया। 248। मधु साह |              |                           |
| खाता संख्या                | खेसरा संख्या | रकबा (एकड़ में)           |
| 24                         | 1115         | 0 एकड़ 56 डिसमील 0 हेक्टर |

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

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

| मांग बाबत      | साताना | बकाया              |           |           |           | हाल<br>(2023-2024) |
|----------------|--------|--------------------|-----------|-----------|-----------|--------------------|
|                |        | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष |                    |
| माल (नकदी)     | 4.00   |                    |           |           | 4.00      |                    |
| गुजारी (भावती) | 1.00   |                    |           |           | 1.00      |                    |
| सेस            | 2.00   |                    |           |           | 2.00      |                    |
| सूद            | 2.00   |                    |           |           | 2.00      |                    |
| मुतफरकात       | 0.80   |                    |           |           | 0.80      |                    |
| मीजान          | 9.80   |                    |           |           | 9.80      |                    |

तफसील अदायकारी

| अदायकारी बाबत  | बकाया              |           |           |           | मौतालाबा<br>हाल<br>(2023-2024) | फापिल |
|----------------|--------------------|-----------|-----------|-----------|--------------------------------|-------|
|                | तीन वर्ष से ज्यादा | ३ रा वर्ष | २ रा वर्ष | १ ला वर्ष |                                |       |
| माल (नकदी)     |                    |           |           |           | 4.00                           |       |
| गुजारी (भावती) |                    |           |           |           | 1.00                           |       |
| सेस            |                    |           |           |           | 2.00                           |       |
| सूद            |                    |           |           |           | 2.00                           |       |
| मुतफरकात       |                    |           |           |           | 0.80                           |       |
| मीजान अदायकारी |                    |           |           |           | 9.80                           |       |

(१) मीजान कुल (लफ्जों में) : Nine Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 9.80

तारीख अमला तहसील कुनिन्दा : 23-02-2024

सास म्हाल का बकाया मालगुजारी पर (शिक्ष्य 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 अंवलधिकारी से संपर्क करें।

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

Hatiya

नाममौज़ा हटिया सीटनम्बर २

नाम घाना शैची

पाना नम्बर २५८

ज़िला राँची

खेत एक माहल बरकाक १६ इन्व  
बन १६३२ - ३१ इली

हेसातन-२५७



Hatiya

नामसौज़ा हटिया सीटनम्बर  
नाम चना सेंची  
धाना नम्बर २५८  
ज़िला राँची  
सेल एक माइल नम्बर १६ वन्य  
सन १९३२ - ३३ एसी





टनकी नं० २६५

११३३ ११३४ ११३५  
११३६ ११३७ ११३८

Made and published under the authority of Government.

*[Signature]*  
Superintendent of Survey



सिवालय की ओर जम्हायरा

टनकी न

कुम्हरी न० २६४

११३० ११३५ ११४०  
११३५ ११४० ११४५

Scale 16 inches = 1 Mile.



Map of



निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

| क्र०सं० | 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) अंचलधिकारी 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 होने की स्थिति में)   | ✓   |    |

02/04/24  
*Poonam Tiwari*  
 DSR, Ranchi  
 जाँच लिपिक का हस्ताक्षर  
 तिथि सहित

*MS*

निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित  
*Vaibhav Mani Tripathi*  
 DSR, Ranchi





## Pre Registration Docket

Date :- 02-04-2024 12:04 pm

Office Name :- SRO - Ranchi

Token No:- 202400042035

Appoinment :- 02-Apr-2024 Time:- 14:12

|                       |             |
|-----------------------|-------------|
| Article               | Gift        |
| Pre Registration Date | 02-Apr-2024 |
| No. Of Pages          | 19          |
| Stamp Duty            | 60569       |
| Paid Stamp Duty       | 0           |
| Total Fees            | ₹ 34,566.   |

Property Id: **1195034**

|                                   |  |                               |
|-----------------------------------|--|-------------------------------|
| Valuation No. : 1625143 / 2024    | :- 2024-2025                                     | Date : 02-April-2024 11:29:AM |
| State : Jharkhand                 | District : Ranchi                                | Tahsil : Namkum               |
| Land Type : Urban                 | Corporation : Ranchi Municipal Corporation Hatia | Village/City : Hatia          |
| Hatia Word No 52 - Other Road     |  |                               |
| Khata Number - 24                 |  |                               |
| Plot Number - 1115                |  |                               |
| Volume Number - 2                 |  |                               |
| Page Number - 125                 |  |                               |
| Holding Number - 05300030490000A2 |  |                               |
| Ward Number - 52                  |  |                               |

### Property Rates

#### Residential Land (Y)

₹304214/- Decimal

Valuation Rule : Residential Land

### Property Details

|   |           |              |
|---|-----------|--------------|
| 1 | Land area | 3.16 Decimal |
|---|-----------|--------------|

### Calculation Details

| Sr.No. | Description         | Calculation                | Total       |
|--------|---------------------|----------------------------|-------------|
| 1      | Open Land Valuation | 1. 3.16 x 304214=961316.24 | ₹9,61,316/- |
| A      | Total               |                            | ₹9,61,316/- |

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹9,61,400/-

Total Amount In Words : Nine Lakh Sixty One Thousands Four Hundred Rupees Only.

|  |  |
|--|--|
| Land measurement, Sub Part and House No. | <b>Property Boundaries</b><br>East: R.S. PLOT NO 1131/PART, West: R.S. PLOT NO 1114/PART, South: VILLAGE ROAD, North: R.S. PLOT NO 1115/PART |
| Area                                     | Land area : 3.16 Decimal   |
| Other Description of the Property        | Pin Code - 834003  |
| Government/Market Value                  | 961316.24  |
| Transaction Amount                       | 961400   |

|       |  |
|-------|--|
| DONEE | <b>-Mr. RANCHI REGIONAL DEVELOPMENT AUTHORITY RRDA RANCHI THROUGH ITS AUTHORIZED REPRESENTATIVE PRABHAT LAKRA, Father/Husband Name ETWARI LAKRA, PAN No.- Date Of Birth-01-Jan-1990, Permission Case No.-, Aadhaar No. *****3531, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-BARA GHAGHRA, Address - BARA GHAGHRA, SARNA TOLI, P.S. DORANDA, DISTRICT- RANCHI, Pin Code-834002</b> |
| DONER | <b>-Mr. RAMA SHANKAR SAHU THRO, Father/Husband Name LATE GOVIND SAHU, PAN No.- *****409B Date Of Birth-05-Jan-1968, Permission Case No.-, Aadhaar No. *****0930, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-UPPER HATIA, Address - UPPER HATIA, P.S. JAGARNATHPUR, DISTRICT- RANCHI, Pin Code-834003</b>   |
|       | <b>-Mr. NAVIN KUMAR THRO, Father/Husband Name LATE GOVIND SAHU, PAN No.- *****682N Date Of Birth-08-Jan-1970, Permission Case No.-, Aadhaar No. *****7384, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-UPPER HATIA, Address - UPPER HATIA, P.S. JAGARNATHPUR, DISTRICT- RANCHI, Pin Code-834003</b>   |
|       | <b>-Mr. LAKHAN LAL SAHU THRO, Father/Husband Name LATE GOVIND SAHU, PAN No.- *****514C Date Of Birth-05-Jan-1968, Permission Case No.-, Aadhaar No. *****6599, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-UPPER HATIA, Address - UPPER HATIA, P.S. JAGARNATHPUR, DISTRICT- RANCHI, Pin Code-834003</b>   |
|       | <b>-Mr. UMA SHANKAR SHARAN, Father/Husband Name GRIJESH PRASAD YADAV, PAN No.- *****245K Date Of Birth-21-Feb-1979, Permission Case No.-, Aadhaar No. *****5933, Address - HATIA STATION ROAD, NEAR MOTHER SUMITRA SCHOOL, BIRSA CHOWK, P.S. JAGARNATHPUR, DISTRICT- RANCHI</b>  |

|                     |   |
|---------------------|---|
| Witness Information | <b>Mr. KRISHNA MURARI RAI, Address - DT- 500, SECTOR- 9, SHARMA ROAD, DHURWA, RANCHI-, Father/Husband Name- GAUTTAM RAI</b> |
|---------------------|---|

|                    |   |
|--------------------|---|
| Identifier Details | <b>Mr. KRISHNA MURARI RAI, Address - DT- 500, SECTOR- 9, SHARMA ROAD, DHURWA, RANCHI-, Father/Husband Name- GAUTTAM RAI</b> |
|--------------------|---|

| Fee Rule: Gift Deed |            |        |
|---------------------|------------|--------|
| 1                   | Stamp Duty | 60,569 |

|       |    |     |
|-------|----|-----|
| 1     | SP | 570 |
| Total |    | 570 |

| Fee Rule: Gift Deed |          |        |
|---------------------|----------|--------|
| 1                   | A1       | 28,842 |
| 2                   | LL       | 3      |
| 3                   | PR       | 1      |
| 4                   | I fee    | 5,000  |
| 5                   | M(b) Fee | 150    |
| Total               |          | 33,996 |

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 :-02-Apr-2024

- Government/Market Value: ₹961400/-
- Transaction Amount: ₹961400 /-
- Paid Stamp Duty: ₹60569 /-

Receipt : 1000144

Receipt Date : 02-04-2024

Presenter Name: UMA SHANKAR SHARAN

|            |        |
|------------|--------|
| PR         | ₹1     |
| SP         | ₹570   |
| I fee      | ₹5000  |
| M(b) Fee   | ₹150   |
| LL         | ₹3     |
| A1         | ₹28842 |
| Stamp Duty | ₹60569 |

On Date 02-04-2024 Presented at SRO - Ranchi  
Signature of Presenter

SRO - Ranchi

*Uma Shankar*  
2/4/24

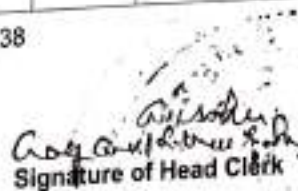
Total ₹95135

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name       | Reference No.  | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|------------------|--|----------------|
| Stamp Duty   | 60569             | 60569       | 0              | GRAS         | UmaShankarSharan | GRN Number : 2401445028<br>DEPT Transaction Id :<br>1c78a106e201564ecc93<br>Transaction Type : | 60569          |
| PR           | 1                 | 1           | 0              | GRAS         | UmaShankarSharan | GRN Number : 2401444865<br>DEPT Transaction Id :<br>6654f2497718aded88f4<br>Transaction Type : | 1              |

|              |       |       |   |      |                  |  |       |
|--------------|-------|-------|---|------|------------------|--|-------|
|              | 570   | 570   | 0 | GRAS | UmaShankarSharan | GRN Number : 2401444865<br>DEPT Transaction Id :<br>6654f2497718aded88f4<br>Transaction Type : | 570   |
| l fee        | 5000  | 5000  | 0 | GRAS | UmaShankarSharan | GRN Number : 2401444865<br>DEPT Transaction Id :<br>6654f2497718aded88f4<br>Transaction Type : | 5000  |
| M(b)<br>Fee  | 150   | 150   | 0 | GRAS | UmaShankarSharan | GRN Number : 2401444865<br>DEPT Transaction Id :<br>6654f2497718aded88f4<br>Transaction Type : | 150   |
| A1           | 28842 | 28842 | 0 | GRAS | UmaShankarSharan | GRN Number : 2401444865<br>DEPT Transaction Id :<br>6654f2497718aded88f4<br>Transaction Type : | 28842 |
| LL           | 3     | 3     | 0 | GRAS | UmaShankarSharan | GRN Number : 2401444865<br>DEPT Transaction Id :<br>6654f2497718aded88f4<br>Transaction Type : | 3     |
| Sub<br>Total | 95135 | 95135 | 0 |      |                  |  |       |

Article : Gift Number of Pages : 38

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer

Vaibhav Mani Tripathi  
DSR Ranchi





**OFFICE OF THE SUB REGISTRAR**

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

**Deed Endorsement**

Taken No :- 202400042035

|                   |   |
|-------------------|---|
| Deed Type         | Gift  |
| Number of Pages   | 38  |
| Fee Details       | Stamp Duty :- Rs. 60569, PR :- Rs. 1, SP :- Rs. 570, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 28842, LL :- Rs. 3.  |
| Property No.      | 1   |
| Valuation Details | Value :- Rs.961316/- , Transaction Amount :- Rs.961400/-  |
| Property Details  | District :- Ranchi , Tehsil :- Namkum , Village Name :- Halia Location :- Other Road, Halia Word No 52<br>Property Boundaries :- East: R.S. PLOT NO 1131/PART, West: R.S. PLOT NO 1114/PART, South: VILLAGE ROAD, North: R.S. PLOT NO 1115/PART<br>Khata Number - 24Plot Number - 1115Volume Number - 2Page Number - 125Holding Number - 05300030490000A2Ward Number - 52<br>Area Of Land :- 3.16 Decimal |

Sh./Smt.UMA SHANKAR SHARAN s/o/d/o/w/o GRIJESH PRASAD YADAV has presented the document for registration in this office today dated :- 02-Apr-2024 Day :- Tuesday Time :- 15:57:31 PM




UMA SHANKAR SHARAN (Power Of Attorney)




| Party Name         | Document Type | Document Number |
|--------------------|---------------|-----------------|
| UMA SHANKAR SHARAN | PAN/UID       | AAHCA1245K      |

| Sr.NO | Party Name and Address   | Is e-KYC Verified? | e-KYC Details | Power Of Attorney  | Party Type      | Party_Photo | Finger Print Signature |
|-------|--|--------------------|---------------|--|-----------------|-------------|------------------------|
| 1     | RAMA SHANKAR SAHU THRO<br>... Jharkhand<br>PAN No.: AQMPS4409B | No                 | Address:-     | UMA SHANKAR SHARAN<br>... Jharkhand<br>PAN No.: AAHCA1245K | DONER<br>Age:56 |             |                        |

|   | Party Name and Address   | Is e-KYC Verified? | e-KYC Details  | Power Of Attorney | Party Type      | Party_Photo  | Finger Print | Signature   |   |
|---|--|--------------------|--|-------------------|-----------------|--|--------------|---|---|
| 2 | <p>NAVIN KUMAR THRO<br/>                     Address1 - UPPER<br/>                     HATIA, P.S.<br/>                     JAGARNATHPUR,<br/>                     DISTRICT- RANCHI,<br/>                     Address2 - UPPER<br/>                     HATIA<br/>                     ... Jharkhand<br/>                     PAN No.: ALJPK4682N</p>  |                    |  |                   | DONER<br>Age:54 |  |              |   |   |
| 3 | <p>LAKHAN LAL SAHU<br/>                     THRO<br/>                     Address1 - UPPER<br/>                     HATIA, P.S.<br/>                     JAGARNATHPUR,<br/>                     DISTRICT- RANCHI,<br/>                     Address2 - UPPER<br/>                     HATIA<br/>                     ... Jharkhand<br/>                     PAN No.: ASFPS8514C</p>   |                    |  |                   | DONER<br>Age:56 |  |              |   |   |
| 4 | <p>UMA SHANKAR<br/>                     SHARAN<br/>                     Address1 - HATIA<br/>                     STATION ROAD, NEAR<br/>                     MOTHER SUMITRA<br/>                     SCHOOL, BIRSA<br/>                     CHOWK, P.S.<br/>                     JAGARNATHPUR,<br/>                     DISTRICT- RANCHI,<br/>                     Address2 -<br/>                     ... Jharkhand<br/>                     PAN No.:<br/>                     AAHCA1245K, Permission<br/>                     Case No.-</p> | Yes                | <p>Uma<br/>                     Shankar<br/>                     Sharan<br/>                     Address:-<br/>                     Satyam<br/>                     Enclave G-<br/>                     1, Jeevan<br/>                     Dayini<br/>                     Hospital,<br/>                     River View<br/>                     Colony,<br/>                     Hatiya,<br/>                     Namkum,<br/>                     Ranchi,<br/>                     834003,<br/>                     Hatia,<br/>                     Jharkhand,<br/>                     India</p> |                   | DONER<br>Age:45 |  |              |  | <p><i>Uma Shankar</i><br/>                     24/12/24</p> |

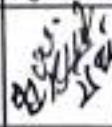
| Party Name and Address   | Is e-KYC Verified? | e-KYC Details  | Power Of Attorney | Party Type      | Party_Photo  | Finger Print  | Signature   |
|--|--------------------|--|-------------------|-----------------|--|---|---|
| <b>RANCHI REGIONAL DEVELOPMENT AUTHORITY RRDA RANCHI THROUGH ITS AUTHORIZED REPRESENTATIVE PRABHAT LAKRA</b><br>Address1 - BARA GHAGHRA, SARNA TOLI, P.S. DORANDA, DISTRICT- RANCHI,<br>Address2 - BARA GHAGHRA, , Jharkhand<br>PAN No.: ,Permission Case No.- | Yes                | Prabhat Lakra<br>Address:- , Near Gandhi Nagar, Uday Nagar, Kanke Road, , Misrgonda alias pahergonda, , Ranchi, 834008, , Jharkhand, India |                   | DONEE<br>Age:34 |  |  |  |

Identification:

| Sr.NO | Party Name and Address   | Photo   | FingerPrint  | Signature  |
|-------|--|---|--|--|
| 1     | <b>KRISHNA MURARI RAI</b><br>S/o-D/o GAUTTAM RAI<br>Address1 - DT- 500, SECTOR- 9, SHARMA ROAD, DHURWA, RANCHI, Address2 - , , Jharkhand<br>PAN No.: |  |  |  |

Witness:

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

| Sr.NO | Party Name and Address  | Photo | Thumb | Signature   |
|-------|---|-------|-------|---|
| 1     | <b>KRISHNA MURARI RAI</b><br>Address1 - DT- 500, SECTOR- 9, SHARMA ROAD, DHURWA, RANCHI, Address2 - , , Jharkhand |       |       |  |

Signature of Operator

Above signature & thumb impression are affixed in my presence



Seal and Signature of Registering Officer

*Vishav Mani Tripathi*  
 DSR, Ranchi

Above mentioned, ( **UMA SHANKAR SHARAN** ), has/has admitted the execution before me. He/ She/ They has / have been identified by ( **KRISHNA MURARI RAI** ) Son/Daughter/Wife of ( **GAUTTAM RAI** ) resident of ( **DT- 500, SECTOR- 9, SHARMA ROAD, DHURWA, RANCHI** ) and by occupation ( **Business** ).

  
Signature of Registering Officer

Date:- 02-Apr-2024

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



## CERTIFICATE

### Office of the SRO - Ranchi

This Gift was presented before the registering officer on date **02-Apr-2024** by **UMA SHANKAR SHARAN**, S/O, D/O, W/O **GRJESH PRASAD YADAV** resident of HATIA STATION ROAD, NEAR MOTHER SUMITRA SCHOOL, BIRSA CHOWK, P.S. JAGARNATHPUR, DISTRICT- RANCHI, .  
This deed was registered as Document No.: **2024/RAN/3202/BK1/2919** in Book No :- **BK1**, Volume No :- **357** from Page No :- **471** to **508** at, office of **SRO - Ranchi**

WS  
02/04

Registering Officer  
Yashwanth Kumar Guptha  
DSR, Ranchi

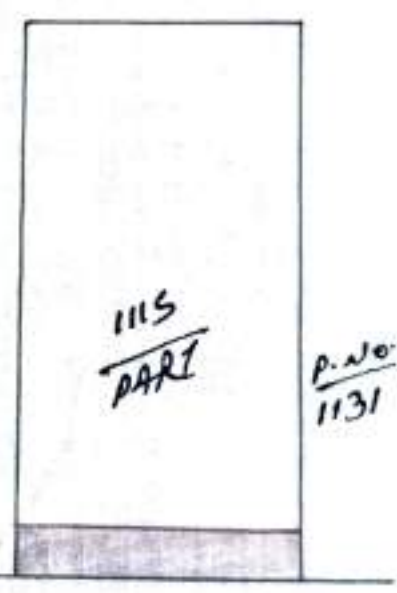
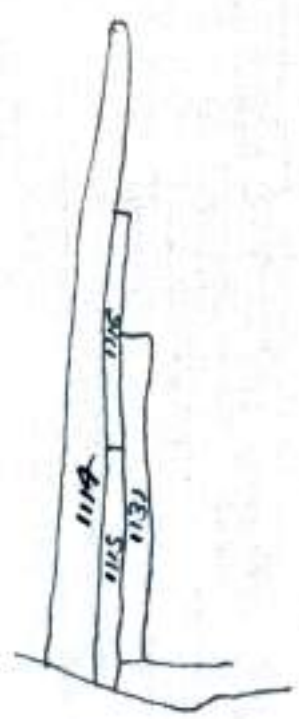
Date:- **02-Apr-2024**





VILLAGE: HATIYA  
 THANA: JAGANNATHPUR  
 THANA NO: 2AB  
 DIST: RANCHI  
 R.S. PLOT NO: 1115  
 SUB PLOT NO: 1115/PART  
 AREA SHOWN IN RED WASH

AREA  
 128.06 SQ.MT.  
 OR  
 3.16 DEGHA



Ganesh  
 24/24

Prabhat Singh  
 02/04/2024

*[Handwritten signature]*