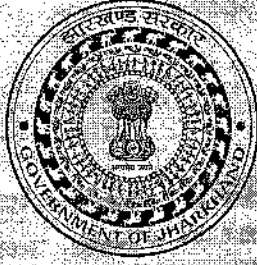


465

421



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : bf9d7bf52a81d0ffaecc

Receipt Date : 08-Feb-2025 01:36:30 pm

Receipt Amount : 50389/-

Amount In Words : Fifty Thousands Three Hundred And Eighty Nine Rupees Only

Token Number : 202500017704

Office Name : SRO - Ranchi Urban3

Document Type : Gift

Payee Name : Durga Sultana (Vendor)

GRN Number : 2500647365



अधिनियम-2008 के अंतर्गत जारी
 जेन्सी एक्ट 1908 की धारा 116 के तहत प्रोसे
 भारतीय स्टाम्प अधिनियम 1899 के अनुसूच
 1 या 1 का सं. 3.2 के अधीन यथावत स्टाम्प
 स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
 शेषित है।

RUPESH KUMAR SINHA
 SUB REGISTRAR
 RANCHI URBAN3 RANKE AREA

10-2-2025

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 मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Morias Construction Co. Pvt. Ltd.

Ashish Kumar
 Director

यदि किया जाता है कि इस रसीद के प्रमाण से
 किसी प्रकार की त्रुटि नहीं हो सकती है।

Durga Sultana

Gift

KRISHNA MO



10-2-25

₹ 797700/-
मु० 503891/-

MR. R

424260 x 1.88 dec

कार्यदर्शिका बंजी से
मिलान किया।
प्राप्त प्रतिबंधित सूची में
खाता नं० _____ नहीं मिला।
M.S. plot no 82 & 83 नदी

Signature
10/2

GIFT DEED

ANAND KUMAR

THIS DEED OF GIFT IS MADE ON THIS THE 10th DAY OF FEBRUARY, 2025 AT RANCHI.

BETWEEN

SMT DURGA SULTANIA, AADHAR: XXXX XXXX 8278, PAN: AFWPS5357M, Mobile No.9334219303, D.O.B. 05/02/1956, wife of Sri Omprakash Sultania, daughter of Dwarka Prasad Agarwal, granddaughter of Late Makhan Lal Bohra, by faith-Hindu, by occupation- Housewife, by caste - comes under General category not comes under C.N.T. Act, resident of Flat No.2202, Block-B, Sri Ram Garden, Opp. Reliance Mart, Kanke Road, P.O.-Ranchi University, P.S. Gonda, District Ranchi, State- Jharkhand.

Hereinafter called the DONOR.

AND

MUNICIPAL COMMISSIONER, RANCHI MUNICIPAL CORPORATION, RANCHI through its representative **SRI. Naresh Kumar Verma** son of

Morias Construction Co. Pvt. Ltd.

Ashish Kumar
Director

Durga Sultania
10-2-25



Chhedi Ram, Grandson of Late Jagadish Ram, **AADHAR:** 1876, by faith Hindu, by occupation Service, resident of Harmu Basti Road No. 1, Karam Chowk, Harmu, P.S. Doranda, District Ranchi-834002, in the state of Jharkhand (Hereinafter called the **DONEE**) of the **OTHER PART.**

WHEREAS the said DONOR is the absolute owner in possession of all that piece and parcel of land admeasuring area 11 Katha 6 Chatak under M.S. Plot No. 82 and M.S. Plot No. 83, Holding No.0030001462000A1, Ward No.3 of Ranchi Municipal Corporation, Ranchi, situated at Mouza- Morabadi, Thana No.192, P.S. Ranchi now Bariatu, District Ranchi.

AND WHEREAS in order to construct a Building over the land mentioned herein below the DONOR has submitted the building plan for sanction by Municipal Commissioner, Ranchi Municipal Corporation Ranchi vide B.C. Case NO. RMC/BP/0605/W03/2024 dated 24.07.2024 and subsequently the Municipal Commissioner has sanctioned the building plans.

AND WHEREAS for the development or widening of road in front of the above- mentioned land, the DONOR has left a strip of land for Road widening and donate the said strip of land mentioned in Schedule below in favour of state for the benefit of society as a whole.

NOW THIS DEED OF GIFT WITNESSETH:-

1. That in pursuance of the said intention and in consideration of benefits to the society as whole the DONOR out of her free will, without any coercion or undue influence from anybody whom-so-ever hereby convey, grant, transfer and confirm unto the said DONEE, "The State" all that strips of land measuring an area of **821.20 Sq.Ft** more fully described in Schedule below & shown in RED WASH in the map attached forming part of this Deed.
2. And that the said DONEE i.e. the State may from time to time and at all times hereafter peacefully and quietly use the said strip of land as a public property and shall have liberty to construct the road etc.
3. And that the DONOR hereby declare that neither the DONOR nor her

Durga Sultania
16-2-25

Morias Construction Co. Pvt. Ltd.

Ashish Kumar
Director

legal heirs shall claim any right, title or interest over the Schedule Land and shall not encroach the said strip of land.

4. The value of Land is **Rs.07,97,700.00 (Rupees Seven Lakh Ninety-Seven Thousand & Seven Hundred only).**

SCHEDULE

All that piece and parcel of land measuring an area 76.32 sq-m equivalent to **821.20 Sq.Ft.**(1.88 Decimals) out of 11 Katha 6 Chatak under M.S. Plot No. 82 and M.S. Plot No. 83, Holding No.0030001462000A1, Ward No.3 of Ranchi Municipal Corporation, Ranchi, situated at Mouza- Morhabadi, Thana No.192, P.S. Ranchi now Bariatu, District Ranchi, bounded and butted as follows:

North: Part Plot of Smt. Prava Devi

South: Amar Singh.

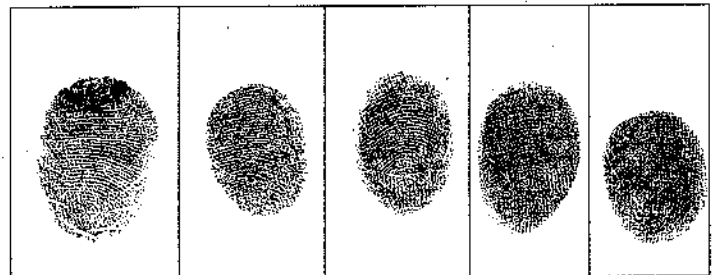
East: Morabadi Road.

West: House of Sardar Sohan Singh.

IN WITNESS WHEREOF the said DONOR has hereto set and subscribed her signature and delivered in the presence of witnesses as present the day, month and year first above written.

EXECUTANT

Durga Sultania
Signature of DONOR 10-2-25



Left Left Left Left Left

Thumb Index Middle Ring Little

Arvind Kumar
10-2-25



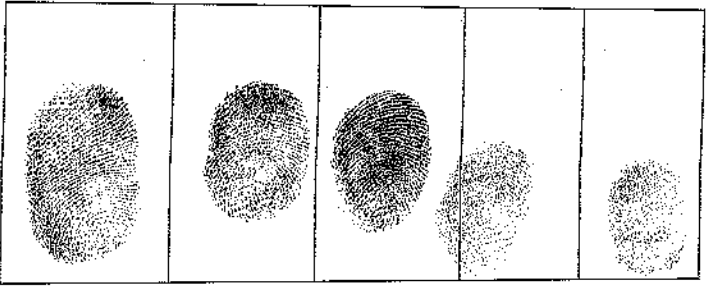
KRISHNA

ADVOCATE

10.2.25

Signature of DONEE

10.2.25



Left Left Left Left Left

Thumb Index Middle Ring Little

WITNESSES:

1. Chandradeo Dham, S/O Lela Dham, Chemcho Ranchi
2. Arvind Kumar, S/O Ram Prakash Singh, Mosabond Ranchi

Certified that the fingers print of left hand of the person whose photographs are affixed in these presents have been obtained before me.

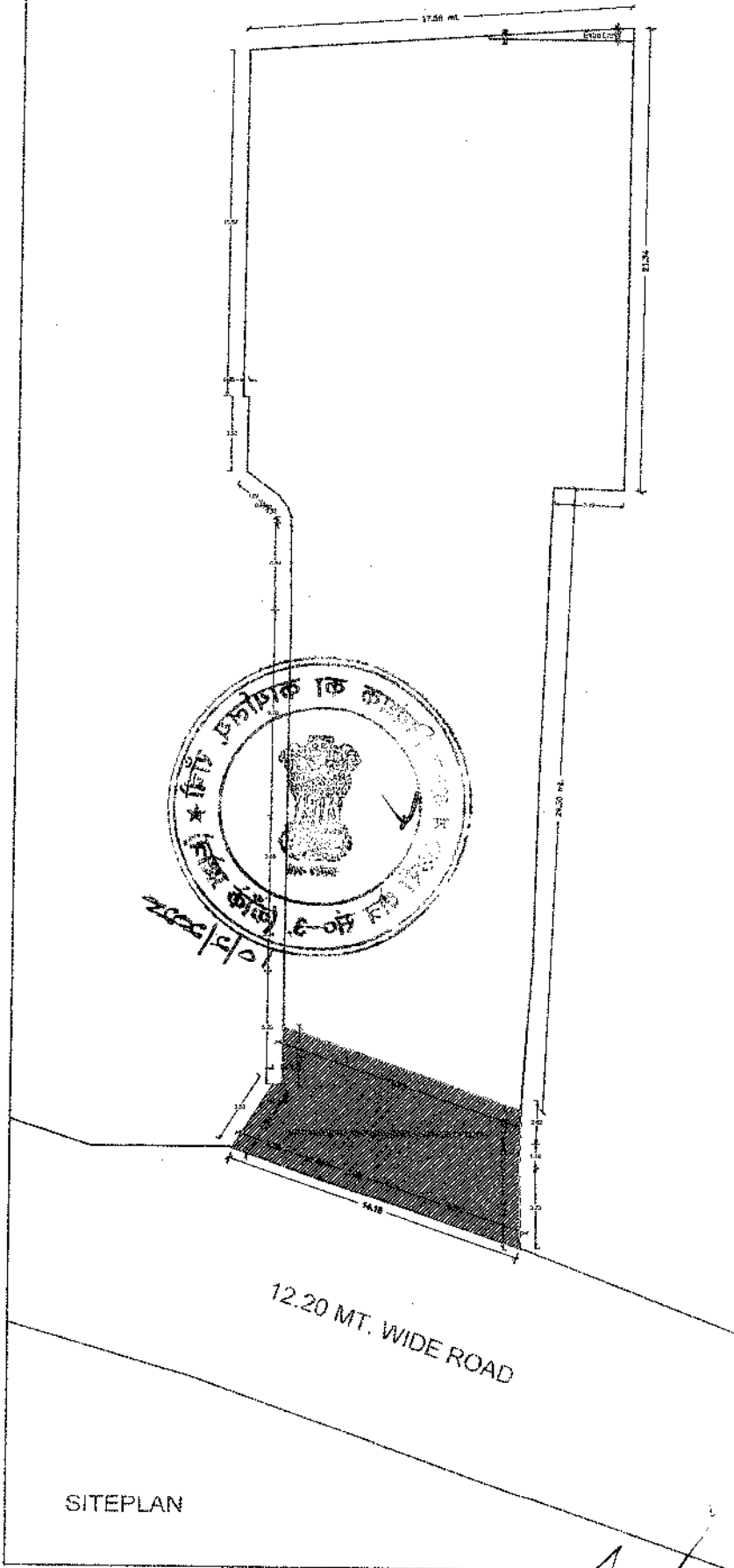
Deepak Singh
Advocate

10.2.25

Morias Construction Co. Pvt. Ltd.
Arvind Kumar
Director

Durga Sultana
10.2.25

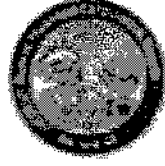
Area 1.88 Decimal.
M.S. Plot No.82 & 83.
of Mouza Bhatta,Thana No. 187,
Holding No's. 0030001462000A1, of Ward No. 3
P.S. Bariyatu, District Ranchi,
Area shown in Red Wash.



Durga Sultania
10.2.2025

Morias Construction Co. Pvt. Ltd.
Akhil Kumar
Director

10.2.25



Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

APPENDIX - 'E' /Bye Laws Clause No. 7.1

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

SMT DURGA SULTANIA
FLAT NO-2202 ,BLOCK-B , SHREE RAM GARDEN OPP
RELIANCE MART KANKE ROAD RANCHI., 834008

Re:sanction of your building plan case no. **RMC/BP/0605/W03/2024** dated **24/7/2024** for grant of license on Dated **9/12/2024** for the **Building Development Permit** in Khata No.: **170** on RS Plot no.: **82,83** Situated in Colony/Street: Mohalla/Bazar/Road: .

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner **Ranchi Municipal Corporation**, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of **RS.122605/-**
2. You have to furnish & Deposit a Gift Deed of **76.32** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wali beyond the road widening area.
3. You have to pay first installment of **RS.111592/-** labour cess @ 1% of the project cost.

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director

Ranchi Municipal Corporation



Ranchi Municipal Corporation

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

APPENDIX – 'E' /Bye Laws Clause No. 7.1

From,

The Municipal Commissioner
Ranchi Municipal Corporation

To,

SMT DURGA SULTANIA
FLAT NO-2202 ,BLOCK-B , SHREE RAM GARDEN OPP
RELIANCE MART KANKE ROAD RANCHI., 834008

Resanction of your building plan case no. **RMC/BP/0605/W03/2024** dated **24/7/2024** for grant of license on Dated **9/12/2024** for the **Building Development Permit** in Khata No.: **170** on RS Plot no.: **82,83** Situated in Colony/Street: Mohalla/Bazar/Road: .

Sir,

This is to inform you that your proposal for building plan has been sanctioned by Municipal Commissioner **Ranchi Municipal Corporation**, under clause no.427(3) of Jharkhand Municipal Act 2011 with following conditions :

1. You have to pay the balance fee of **RS.122605/-**
2. You have to furnish & Deposit a Gift Deed of **76.32** sq.mts. of land as road widening keeping the area of road widening at road level.You will have to construct your boundary wall beyond the road widening area.
3. You have to pay first installment of **RS.111592/-** labour cess @ 1% of the project cost.

Morias Construction Co. Pvt. Ltd.

Ashish Kumar
Director

Ranchi Municipal Corporation

बड़ागाँई मोरहाबादी 192 दुर्गा सुलतानिया		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
170	82,83	11 कठा 6 छटाक 0 डिसमील

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

जात का सालाना नांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल (2024-2025)
		तीन वर्ष से ज्यादा (2018-2019) - (2020-2021)	३ रा वर्ष (2021-2022)	२ रा वर्ष (2022-2023)	१ ला वर्ष (2023-2024)	
माल (नकदी)	20.00	60.00	20.00	20.00	20.00	20.00
गुजारी (भावली)	5.00	15.00	5.00	5.00	5.00	5.00
सेस	10.00	30.00	10.00	10.00	10.00	10.00
सूद	10.00	30.00	10.00	10.00	10.00	10.00
मुतफरकात	4.00	12.00	4.00	4.00	4.00	4.00
मीजान	49.00	147.00	49.00	49.00	49.00	49.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2024-2025)	फाजिल
	तीन वर्ष से ज्यादा (2018-2019) - (2020-2021)	३ रा वर्ष (2021-2022)	२ रा वर्ष (2022-2023)	१ ला वर्ष (2023-2024)		
माल (नकदी)	60.00	20.00	20.00	20.00	20.00	
गुजारी (भावली)	15.00	5.00	5.00	5.00	5.00	
सेस	30.00	10.00	10.00	10.00	10.00	
सूद	30.00	10.00	10.00	10.00	10.00	
मुतफरकात	12.00	4.00	4.00	4.00	4.00	
मीजान अदायकारी	147.00	49.00	49.00	49.00	49.00	

(१) मीजान कुल (लफजों में) : Three Hundred Forty Three Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 343.00

तारीख अमला तहसील कुनिन्दा : 08-06-2024

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 10, 2025

पंजी II प्रति

भाग वर्तमान	24	पृष्ठ संख्या	43											
जिला का नाम	रौंची	अनुमंडल नाम	सदर	अंचल का नाम	बड़गाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	मोरहाबादी	होल्डिंग संख्या	170	तौजी संख्या		थाना नम्बर	192	खाता का प्रकार	---					
दुर्गा सुलतानिया, पिता-ओम प्रकाश सुलतानिया, जाति- -----														
खाता नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार						लगान	सेस		
170	82	11 कठD छ. 0 डि			नामान्तरण मुकदमा संख्या 736/2018 - 2019						20	0		
170	83	0 कठB छ. 0 डि												
	कुल परिमाण	11 कठB छ. 0 डि												
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	
2024-06-08 20:48:25	0407344846	2018- 2019	2024- 2025	120	20	30	5	60	10	60	10	24	4	

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

Mutation Cases Not Found !!

List Of Case Status Details

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

Amub
ऑनलाइन जाँच
10/02/2025

नक्शा देखें



Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शक्ति-पत्र

Duplicate-copy CRSLP/4236679

8/1/2018



जिला का नाम राँची अनुमंडल नाम सतर अंचल का नाम बड़गाईं हल्का हल्का-04
इस्टेट का नाम झारखण्ड शीमा वर्तमान(VOL) 24 पृष्ठ संख्या वर्तमान 43 शाना न. 192

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व शाना न.	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	खाता न.	वर्तमान वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	कारोबार विस्तृत सूचना	क्षेत्रफल	लगातार	रजिस्टर 2 अथवा अथवा
6679	736 /R27	मोरहाबादी/ 192	राँची	31/07/2018	By Sale Registration Deed 205 Dated 05/01/1985	खाता न. 170 वर्तमान वर्तमान	170	2	167	170	82	11 कठ	20	

क्राना का नाम :
(दुर्गा सुलतानियापति-ओम प्रकाश सुलतानिया, जाति पत्ता-टैगोर हिल रोड मोरहाबादी राँची)
जमाबंदी रचन का नाम :
रेणु सेन-पति-एस 0 सी 0 सेन

विक्रेता का नाम :
डॉ अरुण कुमार सेन, एस कुमार सेन, सिखा सेन, पिला स्व एस सी सेन, जाति-पत्ता-पी एवेनु कलकत्ता

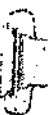
राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनाय हस्तान्तरित।
यह एक कंप्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी को जानकारी के लिए है।
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

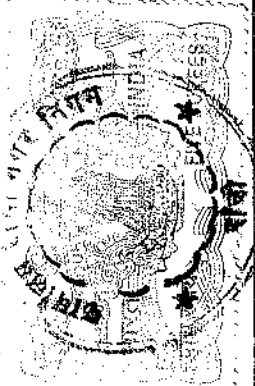
Signature valid
Digitally signed by
BINOD PRAJAPATI
अचलाधिकारी बड़गाईं



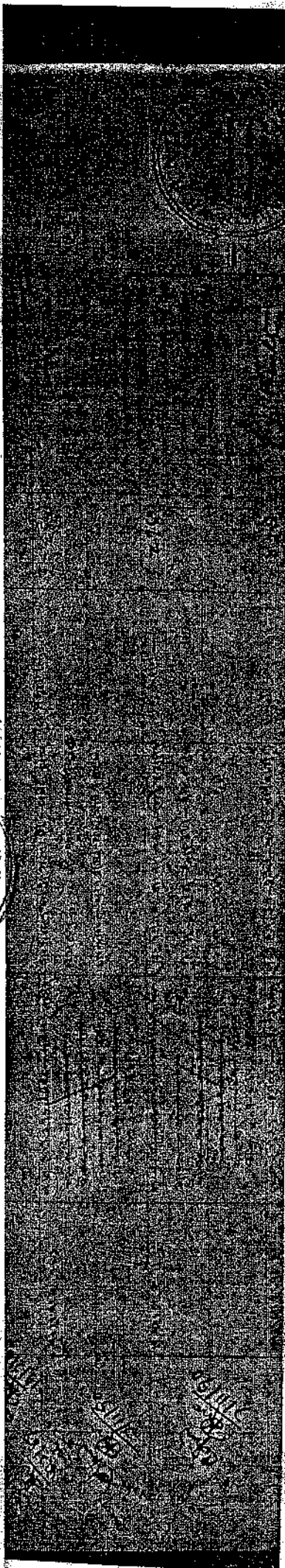
Morias Construction Co. Pvt. Ltd.

Arvindh Kumar
Director





W.I.



Section 107 of the
Municipalities Act, 1926
as amended by the
Municipalities (Amendment) Act, 1956

प्रमाणित सचकी प्रतिलिपि
H.M.M. 21/11/2011
अभिलेख पाल
सचकी नगर निगम

समस्तलक
H.M.M. 21/11/2011
हस्ताक्षर
6-5-2011

Morias Construction Co. Pvt. Ltd.

Ashish Kumar
Director

82 -----
7/11/90
मुरडावादी रोड
नेगेन्डर नाथ गंगोली वल्द बाबु वाग आम 3 - 549
नधन्डर गंगोली कौम कायशत
शाकीन बारशोली गंज कलक्ता -
मु: गोख नाथ वल्द मु: क्साव प्रती कदीम 814
नाथ कौम कायस्य शा: महला
गोपाल गंज
बाबु हरीहर शीघ वल्द बाबु वाड 429
रंजीत

83 -----
7/11/90
मुरडावादी रोड

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : OLP18149340320241202
Department / Section : Revenue Section
Account Description : Holding Tax & Others

Date : 2024-12-18
Ward No. : 3
Holding No : 24/A1

Received From Mr / Mrs / Miss : SMT. DURGA SULTANIA
Mobile No. : 9334219303
Address : TAGORE HILL ROAD, DOWN NEAR RELIANCE MART, MORABADI
A Sum of Rs. : 3198.00
(in words) : Three Thousand One Hundred And Ninety Eight Rupees Only

towards : Holding Tax & Others Vide : ONLINE

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2024-2025	4	2024-2025	2311.20
RWH Penalty	1	2024-2025	4	2024-2025	1155.60
				1% Monthly Penalty	78.00
				Online Rebate	173.34
				Special Rebate	173.34
				Total Amount	3198.00
				Round Off Amount	-0.12
				Total Paid Amount	3198.00



For Details Please Visit : udhd.jharkhand.gov.in
OR Call us at 1800 8904115 or 0651-3500700

In Association with
Sri Publication & Stationers Pvt. Ltd.

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

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHISH KUMAR

SATYA NARAYAN VAISH

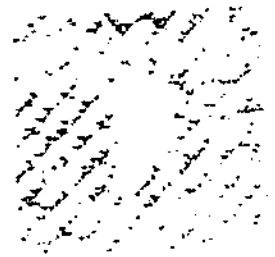
01/01/1965

Permanent Account Number

AELPK5826M

Ashish Kumar

Signature



01/01/1965

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director

अवर निबंधक का कार्यालय, शहरी क्षेत्र संख्या-03, कॉके प्रक्षेत्र, राँची।

दस्तावेजों की जाँच हेतु चेक लिस्ट

क्र० सं०	चेक लिस्ट 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)	✓	

जाँच लिपिक का हस्ताक्षर
तिथि सहित
ANAND KUMAR

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

Morias Construction Co. Pvt. Ltd.

Anand Kumar
Director



Pre Registration Docket

Date :- 09-02-2025 06:27 pm

Office Name :- SRO - Ranchi Urban3
Token No:- 202500017704

Appointment :- 10-Feb-2025 Time:- 10:40

Article	Gift
Pre Registration Date	08-Feb-2025
No. Of Pages	29
Stamp Duty	50389
Paid Stamp Duty	0
Total Fees	₹ 24,869.

Property Id: **1393070**

Valuation No. : 1905812 / 2025	:- 2024-2025	Date : 08-February-2025 09:33:AM	
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi	
Morabadi Word No 3 - Main Road			
Khata Number - -			
Plot Number - 82,83			
Volume Number - 24			
Page Number - 43			
Holding Number - 0030001462000A1			
Property Rates			
Residential Land (Y)			
₹424260/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	1.88 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.88 x 424260=797608.8	₹7,97,609/-
	Total		₹7,97,609/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹7,97,609/-
Total Amount in Words : Seven Lakh Ninety Seven Thousand Seven Hundred Rupees Only			

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director

Land measurement, Sub Part and House No.	Property Boundaries East: Morabadi Road, West: House of Sardar Sohan Singh, South: Amar Singh, North: Part Plot Of Smt Prava Devi
Area	Land area : 1.88 Decimal
Other Description of the Property	Pin Code - 834008, Flat Number/Commercial Space Number - -, Building Name - -
Government/Market Value	797608.8
Transaction Amount	799822

DONEE	Municipal Commissioner Ranchi Municipal Corporation Ranchi , Representative Name :- Municipal Commissioner Ranchi Municipal Corporation Ranchi Thro Representative Naresh Kumar Verma, Father/Husband Name ,, Party Category-Govt. /Semi Govt. Department , PAN No.- , Permission Case No.- , Aadhaar No. *****1876,Address - Ranchi
DONER	-Mrs. Durga Sultania, , Father/Husband Name Dwarka Prasad Agarwal,, Party Category-Individual , PAN No.- Date Of Birth-05-Feb-1956,Permission Case No.- , Aadhaar No. *****8278, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-Ranchi, Locality--Address - Flat No., 2202 Block B, Sri Ram Garden, Opp. Reliance Mart Kanke Road, P.S.- Gonda, Dist.- Ranchi, Pin Code-834008

Witness Information	Mr. Chandradeo Oraon , Address - Melani Chanho, Murto, Ranchi-, Father/Husband Name-Lela Oraon
---------------------	---

Identifier Details	Mr. Chandradeo Oraon , Address - Melani Chanho, Murto, Ranchi-, Father/Husband Name-Lela Oraon
--------------------	---

Fee Rule: Gift Deed		
1	Stamp Duty	50,389

1	SP	870
Total		870

Fee Rule: Gift Deed		
1	A1	23,995
2	LL	3
3	PR	1
Total		23,999

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

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director

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

[Signature]

Deed Writer / Advocate

[Signature]
18.2.25
Vendee / Claimant

[Signature]

Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Morias Construction Co. Pvt. Ltd.

[Signature]

Director



Document Registration Summary 1

Date :-10-Feb-2025

- Government/Market Value: ₹797700/-
- Transaction Amount: ₹799822 /-
- Paid Stamp Duty: ₹50389 /-

On Date 10-02-2025 Presented at SRO - Ranchi Urban3
Signature of Presenter
Durga Sultania
SRO - Ranchi Urban3

Receipt : 1157528
Receipt Date : 10-02-2025
Presenter Name : -
PR ₹1
SP ₹870
LL ₹3
A1 ₹23995
Stamp Duty ₹50389

Total ₹75258

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	50389	50389	0	GRAS	DurgaSultania	• GRN Number : 2500647365 • DEPT Transaction Id : bf9d7bf52a81d0ffaecc • Transaction Type :	50389
PR	1	1	0	GRAS	DurgaSultania	• GRN Number : 2500647480 • DEPT Transaction Id : 9a9b1d2ba1e0ebc5b903 • Transaction Type :	1
SP	870	870	0	GRAS	DurgaSultania	• GRN Number : 2500647480 • DEPT Transaction Id : 9a9b1d2ba1e0ebc5b903 • Transaction Type :	870
A1	23995	23995	0	GRAS	DurgaSultania	• GRN Number : 2500647480 • DEPT Transaction Id : 9a9b1d2ba1e0ebc5b903 • Transaction Type :	23995

Morias Construction Co. Pvt. Ltd.

Ashish Kumar
Director

LL	3	3	0	GRAS	DurgaSultania	<ul style="list-style-type: none"> • GRN Number : 2500647480 • DEPT Transaction Id : 9a9b1d2ba1e0ebc5b903 • Transaction Type : 	3
Sub Total	75258	75258	0				

Article : Gift Number of Pages : 58

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

Morias Construction Co. Pvt. Ltd.

Arshith Kumar

Director



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202500017704

Deed Type	Gift
Number of Pages	58
Fee Details	Stamp Duty :- Rs. 50389, PR :- Rs. 1, SP :- Rs. 870, A1 :- Rs. 23995, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.797609/-, Transaction Amount :- Rs.799822/-
Property Details	District :- Ranchi, Tehsil :- Baragai, Village Name :- Morabadi Location :- Main Road, Morabadi Word No 3 Property Boundaries :- East: Morabadi Road, West: House of Sardar Sohan Singh, South: Amar Singh, North: Part Plot Of Smt Prava Devi Khata Number - -Plot Number - 82,83Volume Number - 24Page Number - 43Holding Number - 0030001462000A1 Area Of Land :- 1.88 Decimal

Sh./Smt.Durga Sultania s/o/d/o/w/o Dwarka Prasad Agarwal has presented the document for registration in this office

today dated :- 10-Feb-2025 Day :- Monday Time :- 14:41:44 PM







Durga Sultania(Individual)

Party Name	Document Type	Document Number
Durga Sultania	PAN/UID	*****8278

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------



Morias Construction Co. Pvt. Ltd.

Ashish Kumar
Director

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Durga Sultania Address1 - Flat No., 2202 Block B, Sri Ram Garden, Opp. Reliance Mart Kanke Road, P.S.- Gonda, Dist.- Ranchi, Address2 - - , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Durga Sultania Address:- Flat No - 2202, B Block, Opp Reliance Mart, Sri Ram Garden, Kanke Road, Ranchi, Morabadi, Kanke, Ranchi, 834008, Ranchi University, Jharkhand, India		DONER Age:69			<i>Durga Sultania</i>
2	Municipal Commissioner Ranchi Municipal Corporation Ranchi Thro Representative Naresh Kumar Verma Address1 - Ranchi, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Naresh Kumar Verma Address:- , Karam Chowk Harmu, Harmu Basti Road No. 01, Ranchi, Doranda, Ranchi, Ranchi, 834002, Doranda, Jharkhand, India		DONEE Age:			<i>Naresh Kumar Verma</i> 10.2.2025

Identification:

Morias Construction Co. Pvt. Ltd.
Ashish Kumar
 Director

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Chandradeo Oraon S/o-D/o Lela Oraon Address1 - Melani Chanho, Murto, Ranchi, Address2 - , , , Jharkhand PAN No.:			<i>Chandradeo Oraon</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Chandradeo Oraon Address1 - Melani Chanho, Murto, Ranchi, Address2 - , , , Jharkhand			

Signature of Operator *[Signature]*

Seal and Signature of Registering Officer *[Signature]*

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**Durga Sultania**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Chandradeo Oraon**) Son/Daughter/Wife of (**Lela Oraon**) resident of (**Melani Chanho, Murto, Ranchi**) and by occupation (**Business**).

[Signature]
Signature of Registering Officer

Date:- 10-Feb-2025



[Signature]
Seal and Signature of Registering Officer

Morias Construction Co. Pvt. Ltd.
Ashish Kumar
Director

Token No.: 202500017704

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Gift** was presented before the registering officer on date **10-Feb-2025** by **Durga Sultania**, S/O, D/O, W/O **Dwarka Prasad Agarwal** resident of Flat No., 2202 Block B, Sri Ram Garden, Opp. Reliance Mart Kanke Road, P.S.- Gonda, Dist.- Ranchi ,:-

This deed was registered as Document No:- **2025/RANU3/465/BK1/421** in Book No :- **BK1**, Volume No :- 52 from Page No :- 1 to 58 at, office of **SRO - Ranchi Urban3**

Date:- **10-Feb-2025**

R
Registering Officer

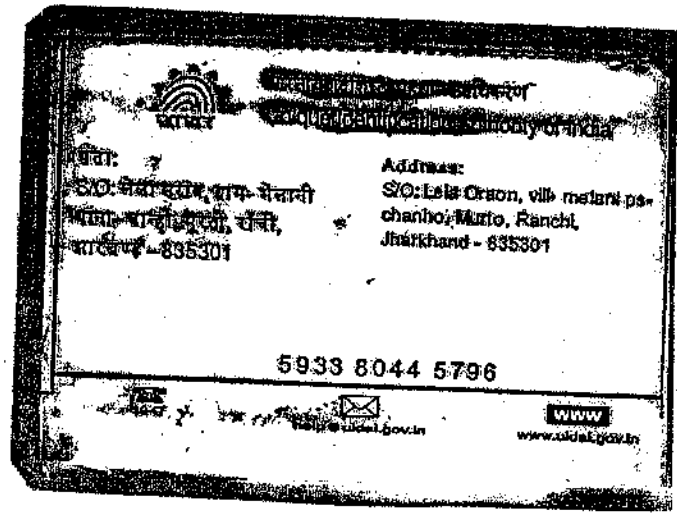
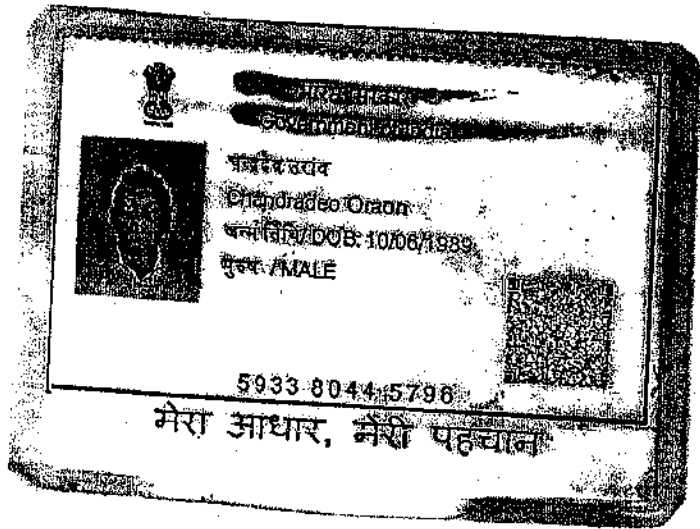
RUPESH KUMAR SIMHA
SUB REGISTRAR

RNC URB-3, KANKE AREA

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director



Chandraseo Oraon

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director



भारतीय न्यायपालिका
भारतीय न्यायपालिका



आशीष कुमार

Ashish Kumar

जन्म तिथि / DOB: 01/01/1965

पुरुष / MALE

Mobile No.: 9434170126

4992 7898 8443

VID : 9130 8256 2892 6847

मेरा आधार, मेरी पहचान

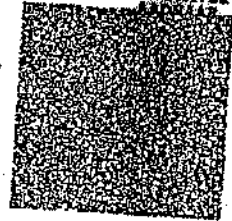


भारतीय न्यायपालिका
भारतीय न्यायपालिका



पता:

SO: सत्य नारायण वैश, हाउस नं. 14, कोसी कॉम्प, एरिया-बन्धवान कॉम्पाउंड पालपुर, रांची जिला, रांची, झारखण्ड - 834001



Address:

SO: Satya Narayan Vaish, house no. 14, cooey corner, area-banawan compound pa-lalpur, Ranchi G.P.O., Ranchi, Jharkhand - 834001

4992 7898 8443

VID : 9130 8256 2892 6847



1947



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Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director



भारत सरकार
GOVERNMENT OF INDIA



दुर्गा सुल्तानिया
Durga Suitania
DOB: 05-02-1956
Gender: Female



8340 5446 8278

आधार - आम आदमी का अधिकार



उदायन प्राधिकरण
GOVERNMENT OF INDIA

W/o ओमप्रकाश सुल्तानिया, फ्लैट न
- 2202, बी ब्लॉक, श्री राम गार्डन,
रिलायन्स मार्ट के सामने, कान्के रोड,
रांची, मोरबादी, संखी युनिवर्सिटी,
कान्के, रांची, झारखण्ड, 834008

Address:
W/o Omprakash Suitania, Flat No -
2202, B Block, Sri Ram Garden,
Opp Reliance Mart, Kanke Road,
Ranchi, Morabadi, Ranchi
University, Kanke, Ranchi,
Jharkhand, 834008



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P. O. Box No. 1947,
Bengaluru-560 001

Morias Construction Co. Pvt. Ltd.

Ashish Kumar

Director

5000Rs.



21 GHTY
22 INDIAN
1871
BY M. SURESH K. PATEL
Sole Agent
Mumbai LA No. 23

Dr. Arun Kumar Sen
J. Te. Sultania

71/3 Palm Avenue
Calcutta



919
57
998

SALE DEED

THIS DEED OF SALE is made on this the 28th day of December, 1984, by (1) Dr. Arun Kumar Sen (2) Mr. Subir Kumar Sen both sons of late Dr. A.C. Sen and (3) Mrs. Shikha Sen d/o late Dr. A.C. Sen, permanently residing at 71/3 Palm Avenue Calcutta-700019, hereinafter called the VENDORS in favour of Smt. Durga Sultania w/o Mr. C.P. Sultania by caste Agarwal by profession Housewife residing at Bakhari Bazar, P.S. Bakhari P.O. Bakhari Bazar, District-Begusarai, hereinafter called the PURCHASER on the terms and conditions mentioned below witnesses as under.

919
57
998

Morias Construction Co. Pvt. Ltd.

Arun Kumar

Director

contd.

919
57
998



-2-

WHEREAS Smt. Renu Sen mother of the VENDORS purchased the land measuring one Bigha two Kathas and twelve chataks bearing plot no. 170, Khata no. 130 in mouza Mozhabadi in the Ranchi town corresponding to Municipal Survey plot no. 83 and part of plot no. 82 in sheet no. 3 in Ranchi Municipal Ward no. 1, vide registered deed of sale being no. 4806 of 1958 registered and entered in Book No. 1, Vol. No. 3 Pages 343 to 349 in sub registry office, Ranchi.

WHEREAS late Renu Sen, mother of the VENDORS constructed pucca building over the said plot of land vide Ranchi Municipal Holding No. 24/A of which being this in ward no. 1.

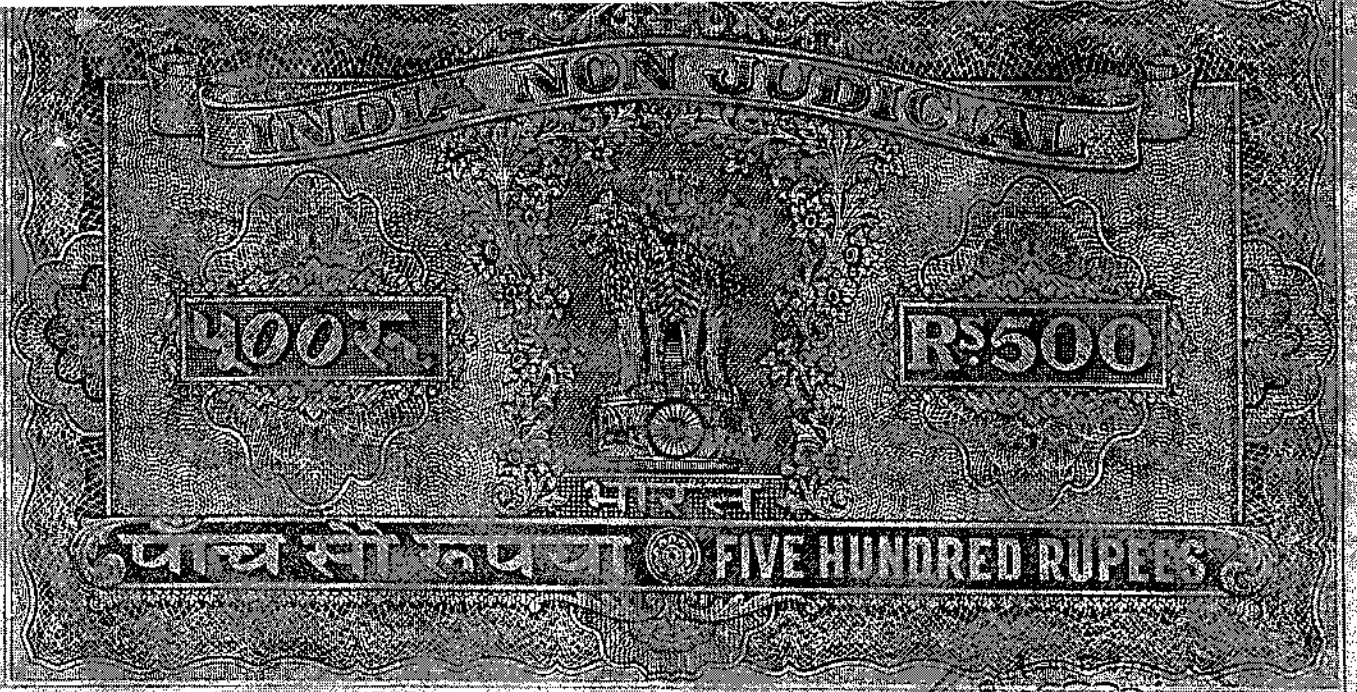
WHEREAS late Renu Sen mother of the VENDORS died in the year 1982 leaving behind her the three VENDORS aforementioned being the sole heirs of all the properties standing in the name of Renu Sen including the above mentioned house hold landed property.

Morias Construction Co. Pvt. Ltd.

Arvind Kumar

Director

contd.



-3-

WHEREAS after the death of Renu Sen the mother of the VENDORS, the VENDORS aforementioned and executants of this deed have inherited the said property by virtue of being sons and daughter of late Renu Sen and the VENDORS have absolute right, title and possession over the afore-mentioned household and landed property.

WHEREAS the PURCHASER contacted the VENDORS for purchase of the said house hold landed property and to which the VENDORS agreed to sell to the PURCHASER the half portion of the land measuring 11 Kathas 6 Chataks with pucca building erected thereon morefully described in the schedule annexed herein for a total consideration of Rs 93,000/- (Rupees ninety three thousand) only on the North.

WHEREAS the VENDORS are the sole heirs of late Renu Sen and as such are entitled to the property as well as possessing interest in the said building with land and have not charged or encumbered the same in any way.

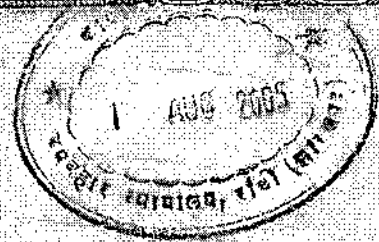
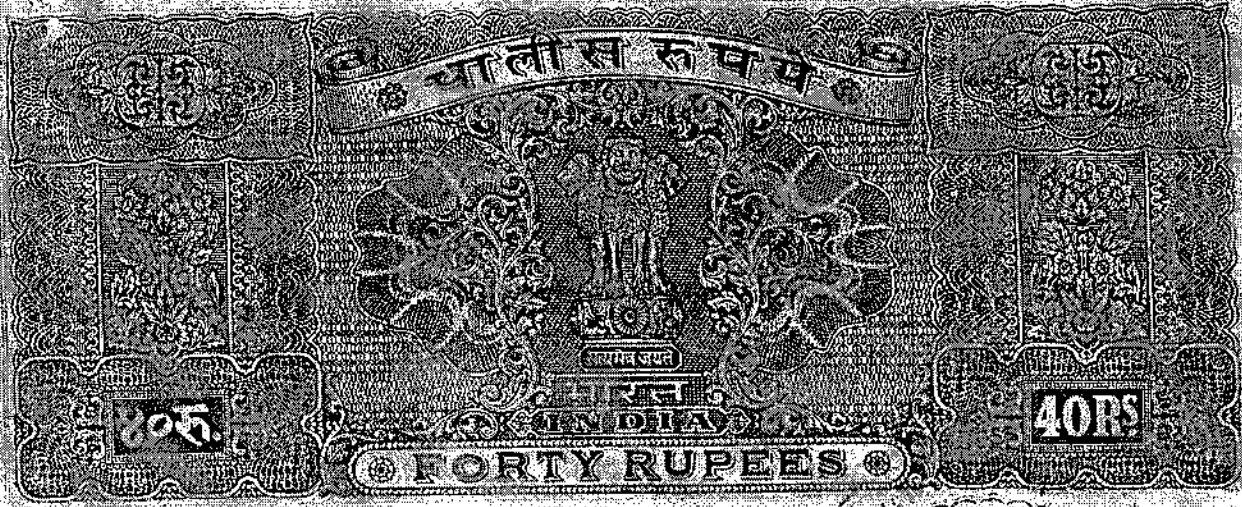
WHEREAS the VENDORS assured the PURCHASER that late Renu Sen has left no will nor did she make any gift in respect of the afore-mentioned building with land nor was it encumbered or charged in any way by late Renu Sen.

Contd.

Construction Co. Pvt. Ltd.
Director

100

40RS.



-4-

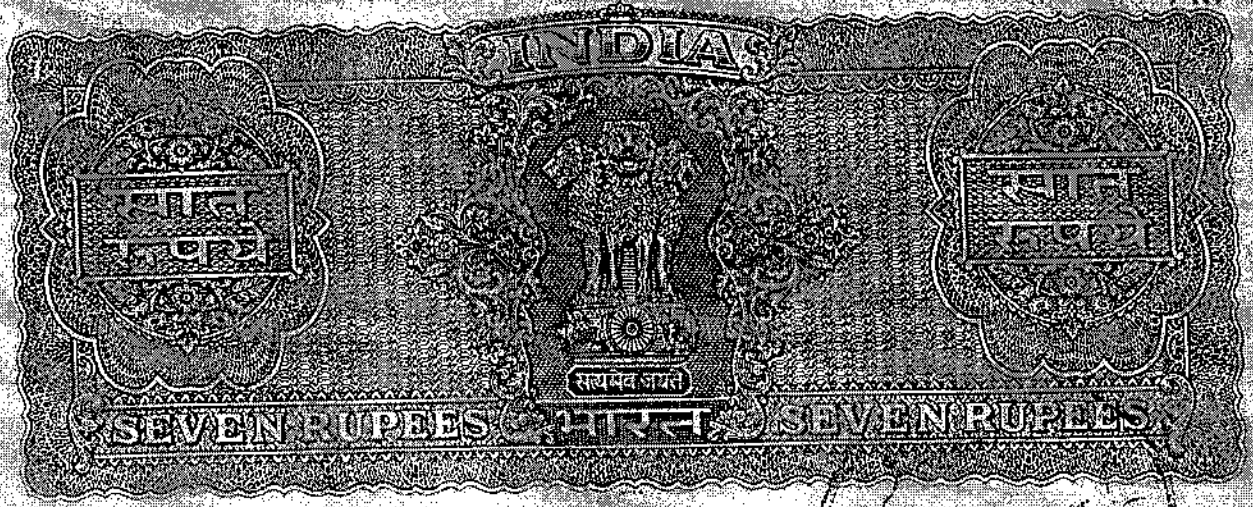
NOW this deed of sale witnesses and it is hereby agreed and declared that in consideration of the said sum of Rs 93,000/- (Rupees ninety three) only as the total price of the household and landed property subject matter of sale of this deed (the receipt whereof the VENDORS hereby acknowledge) the said VENDORS hereby transfer by way of sale and convey unto the said PURCHASER all that building with land more particularly described in the schedule annexed with the deed of sale and a plan whereof is also attached hereto to have and to hold the same absolutely and forever and enjoy the same without any interruption from the Vendors or any other person or persons claiming under them together with all rights, interest which the VENDORS heretofore enjoyed in respect of the said premises and with such further covenants and indemnities which are hereby agreed to an assured the said PURCHASER.

The VENDORS hereby assure the PURCHASER and covenant
 1) That the VENDORS are the absolute owners of the said premises and are ~~not~~ ~~the~~ ~~construction~~ ~~Co~~ ~~the~~ ~~idea~~ ~~into~~ the PURCHASER.

Arjun Kumar

Contd.

Director



-5-

- 2) That the said premises are free from all the encumbrances and charges, all rates and taxes due in respect of the said building have been paid upto the date of sale and in the event of any encumbrance or public charges aforesaid found to be due in respect of the said premises the same shall be payable by the VENDORS to the PURCHASER.
- 3) That the PURCHASER shall have quiet enjoyment of the said premises free from any interference and disturbances by the VENDORS or their heirs or their representatives or assigns or claiming under them or any of them.
- 4) That in the event of any part or any share in the said premises being lost the PURCHASER on account of any claim made thereto by any person or persons the VENDORS and their heirs shall recoup the PURCHASER of such loss together with all litigation expenses that may be incurred by the PURCHASER to protect her title to the premises.
- 5) That the VENDORS agreed to execute any further deed of assurance that may be necessary in order to perfect the title of the PURCHASER in respect of the said premises and land at their expenses.

SCHEDULE

A plot of land with house Chapparbendi measuring 11 Kathas 6 Chatakas as shown in the map attached herewith in C.S. plot no. 170A, Khata no. 130, in mouza Morhabadi in Municipal Holding no. 24/A ward no. 1, P.S. Eanchi Dist. Ranchi. Morias Construction Co. Pvt. Ltd.

M. K. K...

Contd.
Director

WARD NO. 1, SHEET NO. 2, R.S. PLOT NO. = 170/II
 HOLDING NO. = 24/A SOLD AREA SHOWN IN RED

SCALE 1" = 82 1/2'

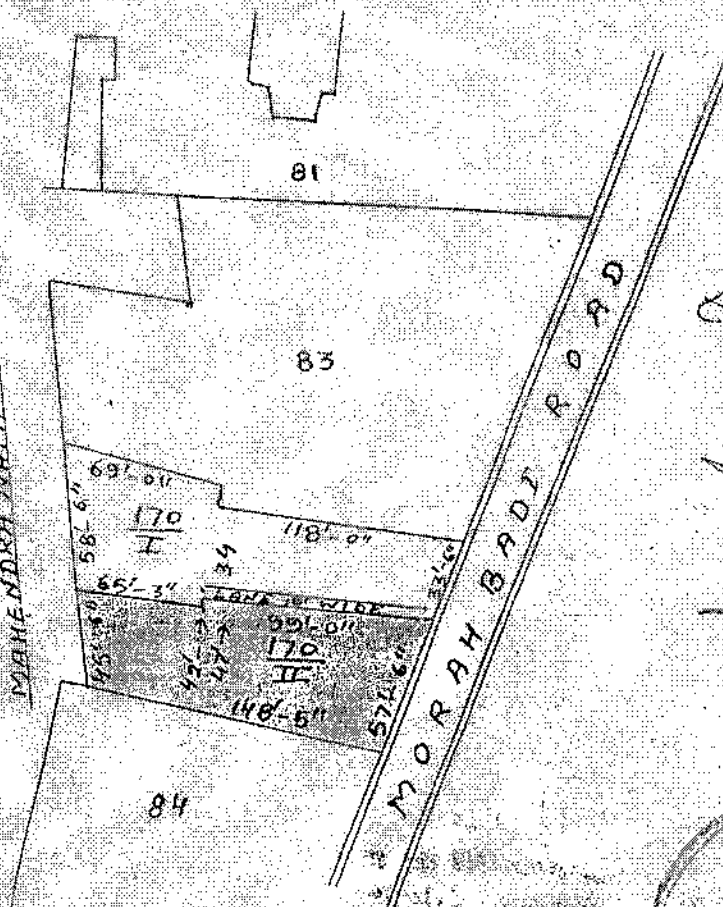
ORIGINAL

AREA
 K. - C. - S. H.
 11 - 6 - 0

MORE OR
 LESS

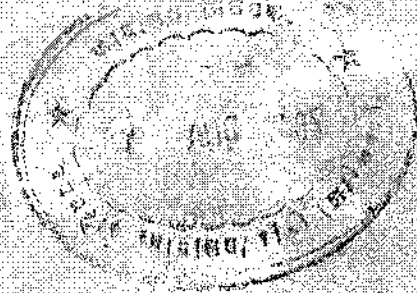


MAHENDRA NATH DUTTA'S LAND



- ① Arun Kumar Sen
- ② Jatin Kumar Sen.
- ③ Shikha Sen

Witnessed and Certified that this map is
 a true & exact duplicate of
 the original SURVEY MAP



Morias Construction Co. Pvt. Ltd.

Arshin Kumar

Director



-6-

A road of 10 feet wide shall run for common use of the PURCHASER and purchaser of other part of the land and for the purpose 5 feet on the south is left out of this portion of land fully shown in the map attached.

Butted and bounded as follows.

- South: Amar Singh
- North: Vendor's land proposed to be sold to Smt. Prava Devi.
- East: Morhabadi Road.
- West: House of Sardar Sohan Singh.

Memo of consideration

- Paid Rs 30,000/- by a/p payee cheque no. 025272
- Paid Rs 1,000/- by a/c payee cheque no. 025275 both drawn on Bank of Maharashtra G.C. Avenue in favour of Arun Kr. Sen.
- Paid Rs 30,000/- by a/c payee cheque no. 025271
- Paid Rs 1,000/- by a/c payee cheque no. 025276 both drawn on Bank of Maharashtra G.C. Avenue, Calcutta-700013, in favour of Mrs Shikha Sen.
- Paid Rs 30,000/- by a/c payee cheque no. 020219
- Paid Rs 1,000/- by a/c payee cheque no. 025274 both drawn on Bank of Maharashtra G.C. Avenue Calcutta-700013, in favour of Subir Kumar Sen.

Total Rs 93,000/-

In the witness whereof the VENDORS have put their hands and executed this deed of sale on this the day, month and year first above mentioned.

Witnesses:

VENDORS

Typed by 1. *[Signature]*

2. *[Signature]*

- 1. *[Signature]*
- 2. *[Signature]*
- 3. Shikha Sen

[Handwritten notes and signatures]
Advocate S. J. S. 1-8-57

Monas Construction Co. Pvt. *[Signature]*

10690

D. K. Sallu

Pr...

H. Anam A. Me

Calcutta

27/12/82

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Registrar U/S (2) of
Assurances, Calcutta

5.100

1. Subar K. Sen who held
 A.C. No. of 71/3 Partur
 Assurances, Calcutta
 2. Subar K. Sen who held
 A.C. No. of 71/3 Partur
 Assurances, Calcutta
 3. Subar K. Sen who held
 A.C. No. of 71/3 Partur
 Assurances, Calcutta

Jubir Kumar Sen

Jubir Kumar Sen

Mishal Ranjan Ray,
 His constituted attorney for
 Dr. Arun Kumar Sen.

Morias Construction Co. Pvt. Ltd

Director

Shilpa Sen

1. Subar K. Sen who held
 A.C. No. of 71/3 Partur
 Assurances, Calcutta

Subar K. Sen

Registrar U/S (2) of
Assurances, Calcutta

5.100