859 749

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 71e6e3475f78b95794bb
Receipt Date : 07-Feb-2022 10:19:45 am
Receipt Amount : 292000/-
Amount In Words : Two Lakh Ninety Two Thousands Rupees Only
Token Number : 20220000014922
Office Name : SRO - Ranchi
Document Type : Sale Deed
Payee Name : SHOUVIK MUKHERJEE (Vendee)
GRN Number : 2209704356

For Office Use :-

23 Mpa

07/02/2022

7/2/2022

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।

73,00,000/-
2,92,000/- रुपये

327361/-

17327 3429

07/02/22

मुर्गा पशुपालन की भूमि घोटाला
एवं खाद्यान्नों बीज की खरीद में
वर्णित प्लॉट दर्ज नहीं है

07/02/22

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

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE is made on this the 7th day of February, 2022 at Ranchi.

BETWEEN

BALAJI SKYSCRAPERS CONSTRUCTIONS PVT. LTD. (PAN-AAECB9905G) having its office at H.R. House, Mahabir Chowk, Upper Bazar, P.S. Kotwali, District- Ranchi Jharkhand represented through its Director **SRI HAPPY KINGER (D.O.B.-16.02.1992, AADHAAR No. 2928 9913 0980 & Mob. No. 9905547557)** S/o Sri Anchal Kinger and Grand S/o Sri Radhey Shyam Kinger, by faith Hindu, by caste General (Not Govern under C.N.T. Act-1908), resident of Flat No. 301, Balaji Pallazo, Dam Side, Road No. 02, Kanke Road, P.S. Gonda, Dist. Ranchi, State Jharkhand, Indian Citizen (hereinafter called the VENDOR) of the ONE PART.

AND

SHOUVIK MUKHERJEE (D.O.B.-16.08.1992, PAN-BPWPM5994M, AADHAR No. 5181 5077 0619 & Mob. No. 6207699436) S/o Sri Rajat Kumar Mukherjee, Grand S/o Sri Bishwanath Mukherjee, by faith Hindu, by caste General (Not Govern under C.N.T. Act-1908), occupation Service, resident of Qr. No. B/169, CMPDI Colony, Kanke Road, P.O. Ranchi University, P.S. Gonda, Dist. Ranchi, State Jharkhand, Indian Citizen (hereinafter called the PURCHASER) of the SECOND PART.

Contd. P/2

07/02/22

7/2/2022

07/02/2022 ——— 10/01

Happy Kinjar

Anchal Kinjar

Ranke Road Bahch

Business

Wupali

07/02/2022

The terms and expressions the **'VENDOR'** and the **'PURCHASER/S'** unless expressly excluded by or repugnant to the subject or context shall mean and include his respective legal heirs, successors in interest, executors, legal representatives, administrators and assignees.

WHEREAS, the Vendor is the absolute and rightful owner of the property covered under R.S. Khata No. 100, Khewat No. 01, Plot No. 758 marked as Sub Plot No. 758/D-1, Area 07 Kathas equivalent to 11.57 decimals situated at village Kathargonda alias Danrgonda / Hansmarg, Kanke Road, P.S. Gonda, Revenue Thana No. 201, Dist. Ranchi bearing Holding No. 196-G, Ward No. 1B (Old) New Ward No. 02 of Ranchi Muncipal Corporation, Ranchi.

AND WHEREAS the Revisional Survey Record of Right of Khata No. 100, Plot No. 758, Area 60 decimals including others plots situated at village Kathargonda alias Danrgonda / Hansmarg, Kanke Road, P.S. Ranchi, present P.S. Gonda, Revenue Thana No. 201, District Ranchi is recorded in the name of Rai Sahab Ganpat Lal son of Late Chunnilal, by caste Marwari as Kaimi.

AND WHEREAS the said Rai Sahab Ganpat Lal sold the above property to one Dr. Sashi Bhushan Laha S/o Babu Girish Chandra Laha by virtue of a registered deed of sale on 4th July 1940 and again Dr. Sashi Bhushan Laha sold the said property to Babu Tara Charan Ghose S/o Late Kali Charan Ghose by virtue of registered sale deed No. 4020 dated 19.08.1946 which was registered in the office of District Sub Registrar Ranchi and entered into Book No. I, Vol. No. 26, Page 418 to 424 for the year 1946.

AND WHEREAS the said Babu Tara Charan Ghose also sold the property mentioned above to one Satish Chandra Baul by virtue of registered sale deed No. 6731 dated 26.10.51 which was registered in the office of District Sub Registrar Ranchi and entered into Book No. I, Vol. No. 41, Page 526 to 530 for the year 1951 and after death of Satish Chand Baul a registered

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partition deed was made among his three sons namely Saileshwar Baul, Nibas Chandra Baul and Sujay Chandra Baul and his widow Smt. Pravabati Baul being deed No. 879 dated 12.02.1962, and as per the said partition deed Shri Sujay Chandra Baul was allotted the land of Plot No. 758, Khata No. 100, Area 60 decimals within Ward No. 1B, New Ward No. 02 of Ranchi Municipal Corporation, Ranchi situated at Village Kathargindа also known as Danrgonda, P.S. Sadar, Thana No. 201, District Ranchi.

AND WHEREAS the said Sujay Chandra Baul son of Late Satish Chandra Baul sold the land of R.S. Khat No. 100, Plot No. 758, Area 60 decimal situated at Village-Kathargonda alias Danrgonda, P.S. Gonda, Thana No. 201, Dist. Ranchi to one Ramavtar Singh son of Raghunandan Singh, by virtue of registered Sale Deed No. 7680 dated 13.07.1967 which was registered at D.S.R., Ranchi and entered in Book No. I, Vol. No. 78, Page No. 50 to 59 for the year 1967 and put him in peaceful possession thereof.

AND WHEREAS the said Ramavatar Singh also sold the land of Khata No. 100, R.S. Plot No. 758 marked as Sub Plot No. 758-D/I, Area of 07 Katha equivalent to 11.57 decimal out of total area 60 decimals situated at Village Kathargonda alias Danrgonda, Thana No. 201, P.S. Ranchi present P.S. Gonda, Dist. Ranchi to Smt. Kumudini Srivastava by virtue of a registered Sale Deed No. 1173 serial No. 1205, dated 27.01.1968 which was registered in the office of District Sub Registrar, Ranchi and entered into Book No. I, Vol. No. 18, Page 259 to 266 in the year 1968.

AND WHEREAS the said Smt. Kumudini Srivastava after purchased the property came in peaceful possession thereof and mutated her name in the office of Circle Officer, Town Anchal, Ranchi under Mutation Case No. 523/R27/71-72 and paid revenue rent to the state. She also mutated her name in the office of Ranchi Municipal Corporation, Ranchi and paid taxes in respect of Holding No. 196-G, ward No. 1B (Old) New Ward No. 2 of Ranchi Municipal Corporation Ranchi.

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AND WHEREAS the said Smt. Kumudini Srivastava sold the property of Khata No. 100, R.S. Plot No. 758 marked as Sub Plot No. 758-D/I, Area of 07 Katha equivalent to 11.57 decimals, Holding No. 196/G, Ward No. 02 situated at Village Kathargonda alias Danrgonda, Thana No. 201, P.S. Ranchi present P.S. Gonda, Dist. Ranchi to Vendor (**BALAJI SKY SCRAPERS CONSTRUCTIONS PVT. LTD.** through its Director **SRI ANCHAL KINGER** son of Sri Radhey Shyam Kinger) by virtue of a registered Sale Deed No. 3190/2746 dated 16.03.2012 which was registered in the office of District Sub Registrar, Ranchi and entered into Book No. I, Vol. No. 110, Page 119 to 154 for the year 2012.

AND WHEREAS the said **Vendor (BALAJI SKY SCRAPERS CONSTRUCTIONS PVT. LTD.** through its Director **SRI ANCHAL KINGER** son of Sri Radhey Shyam Kinger) after purchased the property came in peaceful possession thereof and mutated their name in the office of Circle Officer, Town Anchal, Ranchi under Mutation Case No. 221/R27/2012-13 and paying revenue rent to the state regularly.

AND WHEREAS the said Vendor above named intended to develop their land of R.S. Khata No. 100, R.S. Plot No. 758 marked as Sub Plot No. 758-D/I, Area of 07 Katha equivalent to 11.57 decimals, Holding No. 196/G, Ward No. 02 situated at Village Kathargonda alias Danrgonda, Thana No. 201, P.S. Ranchi present P.S. Gonda, Dist. Ranchi morefully described in schedule-A below by constructing multi storied residential building consisting of several residential flats including parking space in Basement.

AND WHEREAS in order to construct multi-storied building on the said land, the above named VENDOR / BUILDER got the Building plan sanctioned by R.M.C., Ranchi vide **B.C. No.-BP02/2013/749**, and VENDOR / BUILDER constructed B+G+3 multi-storied Building commonly known and called as **"BALAJI ENCLAVE"**.

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AND WHEREAS Purchaser inspected the title deed, Sanctioned Plan Map and other relevant documents of the property and satisfied herself regarding right title and interest of the Vendor/Builder and interested to purchase one residential flat bearing **Flat No. 302** on the **Third Floor** measuring super built-up area **1732 sq. ft.**, built-up area **1414 sq. ft.** and Carpet Area **1270 sq. ft.** of the said multi storied building **"BALAJI ENCLAVE"** situated at Village Kathargonda alias Danrgonda, Thana No. 201, P.S. Ranchi present P.S. Gonda, Dist. Ranchi with One Car Parking Space in Basement together with undivided proportionate share of land area **500 sq. ft.** and all facilities, amenities, common enjoyment, beneficial use and all easements and inheritance thereto, more fully and particularly described and mentioned in the SCHEDULE-"B" below for which approached the VENDOR / BUILDER and the VENDOR / BUILDER accepted the same and agreed to sale the said schedule-B flat for a consideration of **Rs. 73,00,000/-** (Rupees Seventy Three Lakh) only free from all encumbrances, charges, liens and demands, whatsoever and for ever and the PURCHASER agree to purchase and entered into agreement for sale **dated 17.01.2022** and the same with exclusive transferable and irrevocable right to use the same together with share of interest on the land and in the stair case equipments and other common parts services of the buildings.

NOW THEREFORE THIS DEED OF SALE WITNESSES

1. That in pursuance of the said agreement, the PURCHASER have paid the said consideration amount of **Rs. 73,00,000/-** (Rupees Seventy Three Lakh) only to the VENDOR / BUILDER which said sum the VENDOR / BUILDER do hereby acknowledge as having been received in full and final from the Purchaser and the VENDOR/BUILDER do hereby sell, convey and transfer and absolutely assign to the said Purchaser/s, free from all encumbrances, charges, liens, claims and demands whatsoever, the flat being **Flat No. 302** on the **Third Floor** measuring super built-up area

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1732 sq. ft. built-up area **1414 sq. ft.** and Carpet Area **1270 sq. ft.** of the said building commonly known as **"BALAJI ENCLAVE"** standing on a portion of schedule-A land situated at Village Kathargonda alias Danrgonda, Thana No. 201, P.S. Ranchi present P.S. Gonda, Dist. Ranchi, State Jharkhand with permanent heritable and transferable chhaparbandi right and referred to hereunder as the Schedule flat and more fully described in schedule-B and also shown in RED WASH in the map attached herewith forming part of this deed together with one parking space in the basement of the said apartment along with all benefits and advantages including rights, liberties, easements, privileges, whatsoever belonging / appertaining to or reputed to be belonging/appertaining to the said flat or any part thereof in any manner, and also along with right to hold, use , occupy and enjoy common facilities / amenities such as passage, stair case, lift, lobby, compound etc of the said apartment and in equity of the VENDOR into or upon the said schedule flat or every part thereof for ever and absolutely.

2. That the VENDOR / BUILDER do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing hereto before done, committed or performed or knowingly suffered by the VENDOR / BUILDER or any of his predecessor-title, or ancestors, the VENDOR / BUILDER at all material times had and still have absolute right, perfect title and indefeasible authority to grant, convey, sell, assign the schedule flat being **Flat No. 302** on the **Third Floor** with one car parking space on basement in **"BALAJI ENCLAVE"** and undivided **500 sq. ft.** proportionate share in the schedule land and every part thereof to the Purchaser and that the same is free from all encumbrances, charges, mortgages, lien, claim, and demand of whatsoever nature.

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3. That the VENDOR / BUILDER do hereby further covenant with the Purchaser that the Purchaser shall hold, possess and enjoy the said flat and every part thereof and may get her name mutated in the records of the Circle Officer, Town Anchal, Ranchi and in the office of Ranchi Municipal Corporation and whosoever else that may be felt necessary and expedient.

4. That the VENDOR / BUILDER do hereby finally covenant with the Purchaser that the Vendor and Builder and all persons claimed through the VENDOR / BUILDER and/or any of their ancestors and predecessors in title shall and will at the request of the Purchaser at her own cost shall do execute and perform all such further acts, deeds, things and matters that may be reasonable and necessary for more perfectly and fully assuring and securing the Purchaser's title and possession over the said flat and every part thereof according to the true intent and meaning of this deed.

5. That the VENDOR / BUILDER do hereby deliver to the Purchaser all evidence relating to the possession and custody of the schedule flat, parking space and undivided share in the land hereby conveyed and the Vendor and/or any person claiming under him do hereby covenant with the Purchaser that the Vendor and Builder have lawfully seized and possessed the schedule flat free from all encumbrances, charges, demands and lispendence and they have absolute authority to transfer the schedule flat in the manner aforesaid.

6. That the Vendor do hereby further covenant that the aforesaid consideration amount for the said schedule flat is inclusive of the consideration money for the individual undivided proportionate share in the said land upon which the said schedule Flat is standing.

7. That the VENDOR / BUILDER hereby declare that they shall hand over physical possession of the Schedule B Flat to the Purchaser after full & final payment.

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THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDOR AND THE BUILDER AS FOLLOWS :-

I. That the Purchaser shall, from the date of execution & registration of this Sale Deed, observe, fulfill and perform all the covenants hereunder written and including those for the common purposes and shall regularly and punctually pay and discharge all taxes imposed on the schedule flat wholly and common expenses outgoings hereto in accordance with the memorandum of association and the rules and regulations of the **"BALAJI ENCLAVE"** Flat Owners' Association.

II. And that the Purchaser has seen and satisfied herself about the title and the workmanship and undertakes not to raise any objection or requisitions in respect of the title of the flat.

III. And that the Purchaser will not raise any objection or requisition in respect of the other flats and parking spaces of **"BALAJI ENCLAVE"** sold by the Vendor and the Builder to the other Purchaser.

IV. And that the Purchaser shall regularly and punctually pay and discharge all rates, taxes, surcharges, common expenses, maintenance charges, electricity charges and all other expenses in respect of the flat from the date of execution of this Sale Deed and registration and Purchaser shall also pay the service tax and/ or any taxes imposed by the Govt. to the concerned authority directly to the concerned office.

V. And that until such time the flat in the building be not separately assessed and / or mutated, the Purchaser shall deposit with the **"BALAJI ENCLAVE"** Flat Owners Association such proportionate amount as may be required from time to time towards maintenance and management of the common parts and payment of Municipal rates and taxes on demand by the VENDOR / BUILDER.

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VI. That the Purchaser after taking possession of the schedule flat shall be liable to abide by rules and regulations of the Government, Authority, Committee constituted by the flat owners, if any, and the terms and conditions mentioned in this deed and shall also be liable to pay all the relevant taxes, service taxes, fees, proportionate land revenue for the proportionate undivided share in the land mentioned hereinabove and in respect of the flat as fixed by the Government, from the date of execution and registration of this sale deed in respect of the schedule flat and the Purchaser shall also pay service taxes to the VENDOR / BUILDER.

VII. That the Purchaser and her successors, assigns, transferees, legal representatives and/or legal heirs, shall have full and absolute right to occupy and use the schedule flat by herself or by her family members or through tenants and, notwithstanding anything contained herein , the use and occupation of the schedule flat shall be only for residential purpose.

VIII. That the Purchaser shall be liable to bear proportionate share of responsibility or liability arising, occurring in pursuance of or in connection with the common facilities and amenities in the said apartment collectively with the remaining Purchaser of the remaining flats in the said building from the date of execution and registration of this Sale Deed.

IX. That the Purchaser shall be liable for payment of charges for the electricity consumption in respect of the schedule flat from the date of execution and registration of this Sale Deed and for such purpose a separate meter has been installed for recording such consumption.

X. That the Purchaser shall not make or permit to be made structural alteration in or addition to the said flat, shall not allow to alter any outer elevation or colour, not throw any rubbish or store any combustible goods in the common

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space, not encroach upon the approach road, common parking space, common corridor etc except in accordance with the rules framed by **"BALAJI ENCLAVE"** Flat Owners Association.

XI. That the Purchaser shall not do or allow anything to be done in the said flat and/or in the said apartment which may cause a nuisance, annoyance or inconvenience to the remaining occupiers of the said apartment or the adjacent neighbors nor shall use the said flat for any immoral/illegal purpose.

XII. That the Purchaser shall have to use the common passage, staircase and other common amenities and facilities in the said apartment with other remaining occupiers of that apartment.

XIII. That the Purchaser's undivided proportionate share in the said land shall remain joint for all times with the Vendor and/or other co-owners, occupiers who may hereafter acquire or here before have acquired right, title and interest in the said land.

XIV. That the Purchaser shall have full proprietary right over the schedule flat and proportionate share of schedule land, more fully described in schedule – B, such as the Vendor derived save except that of demolishing of basic structure of the building described in the schedule hereunder in any manner so as to effect the other co-owners who prior to this conveyance have purchased and acquired or may hereafter purchase or acquire similar proprietary rights in respect of other flats of **"BALAJI ENCLAVE"**

XV. That Purchaser shall be entitled to sell, convey, mortgage, lease or otherwise alienate the property Flat being **Flat No. 302** on the **Third Floor** with one car parking space on basement in **"BALAJI ENCLAVE"** and undivided **500 sq. ft.** proportionate share in the schedule land and every part thereof, more fully described in schedule-B, and which is hereby conveyed, to any one without the consent of the

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VENDOR / BUILDER or any other co-owner who may have acquired before and who may hereafter acquire any rights, title or interests in **"BALAJI ENCLAVE"** similar to those acquired by the Purchaser.

XVI. The Purchaser shall not throw dirt, rubbish, rags, or other refuse on the roof, in gutters, in rain water pipes, drains, landings, staircase, soil pipes, main entrance, passage, parking space or such other portion of the apartment which is generally used or enjoyed by the Purchaser in common with the owners or occupiers of the other flats. That exterior portion of the flat shall not be decorated otherwise than in manner agreed to jointly by a majority of the flat owners.

XVII. That the Purchaser have right to enter into and upon other parts of the apartment for the purpose of repairing, cleaning maintaining or renewing any drains, water courses, cables and for laying down any new sewers, drains, water courses, cables, and wires as may be necessary but with as little disturbances as possible to other flat owners and in accordance with the rules and regulations of the **"BALAJI ENCLAVE"** Flat Owners Association.

MEMO OF CONSIDERATION

Rs. 73,00,000/- (Rupees Seventy Three Lakh) only for flat paid by the Purchaser to the VENDOR / BUILDER in following manners :-

Cheque / D.D. No.	Date	Name of Bank	Amount (in Rs.)
142312	18.01.2022	Axis Bank	1,01,000/-
004895	19.01.2022	S.B.I.	8,00,000/-
612728	28.01.2022	S.B.I.	5,00,000/-
612727	01.02.2022	S.B.I.	9,00,000/-
695470	01.02.2022	S.B.I.	49,99,000/-
	07.02.2022	Refund (-)	-73,000/-
	07.02.2022	TDS (+)	73,000/-
		TOTAL	**73,00,000/-**

07/02/22

SCHEDULE-A

ALL THAT piece and parcel of land of R.S. Khata No. 100, Khewat No. 01, Plot No. 758 marked as Sub Plot No. 758/D-1, Area 07 Kathas equivalent to 11.57 decimals situated at Village Kathargonda alias Danrgonda, Thana No. 201, P.S. Ranchi present P.S. Gonda, Dist. Ranchi bearing Holding No. 196/G, New Holding No. 0020005735000Z0, Ward No. 02 of Ranchi Municipal Corporation, Ranchi having permanent heritable, transferable Chhapparbandi right which is butted and bounded as follows :-

North :- R.S. Plot No. 758B and 758C

South :- Remaining portion of R.S. Plot No. 758D

East :- 20 feet wide bye-lane

West :- Part of R.S. Plot No. 756

SCHEDULE-B

ALL THAT Flat vide **Flat No. 302** on the **Third Floor** measuring super built-up area **1732 sq. ft.** built-up area **1414 sq. ft.** and Carpet Area **1270 sq. ft.** and one car parking space in basement of the building commonly known as **"BALAJI ENCLAVE"** standing on Schedule-A land shown in RED WASH in the map attached herewith forming part of this deed with undivided proportionate share of land **500 sq. ft.** in the schedule-A land along with all facilities, amenities, common area of the said flat, together with right to use all common facilities and amenities of the said Apartment.

07/02/22

DETAILS OF BUILDING IS AS FOLLOWS

1.	Whether Kuchha or pucca	:	Pucca
2.	If pucca, whether tiled or reinforced concrete	:	Reinforced concrete
3.	Number of stories	:	B+G+3 Floors
4.	Super Built up area of the flat Built-up area Carpet area	:	1732 sq. ft. 1414 sq. ft. 1270 sq. ft.
5.	Year of construction	:	2016-17
6.	A brief description of the nature of sanitary, Electrical and other fitting in the building and their qualities.	:	Normal
7.	Area where the building is constructed and its use - residential commercial or industrial.	:	Residential
8.	If on rent its annual rent.	:	Not Rented
	Valuation of flat only for Registration purpose		
9.	I. Value of Flat Area **1732 sq. ft.**	:	Rs. 65,00,000/-
	II. Value of undivided proportionate share of land **500 sq. ft.** along with one car parking space	:	Rs. 8,00,000/-
	TOTAL VALUE	:	**Rs. 73,00,000/-**
(Rupees Seventy Three Lakh) only			

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come 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 said land is not a Schedule Tribes Land or Forest Land and is free from ceiling and does not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnai. This is also from CNT. free.

07/03/22

Vendor is not the member of Schedule Tribe, Schedule Caste and Backward Class within the purview of CNT Act. 46 (6).

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

WITNESS

1. SHUBHAM PANDEY
S/o-RAMESH CHANDRA PANDEY
VILL+PO-RANIDIH, KANDI
GARHWA
M.I No. 8348059988445
Age - 21/9/1998

2. Tripurari Lal
S/o Sri Radhe Shyam Lal
Ada Harmu road - Ranchi

VENDOR

07/02/22

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

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

Shoumik Mukherjee
07/02/2022

Little	***Ring***	***Middle***	***Index***	***Thumb***

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

Typed and Composed by :-
(Krishna Computers)

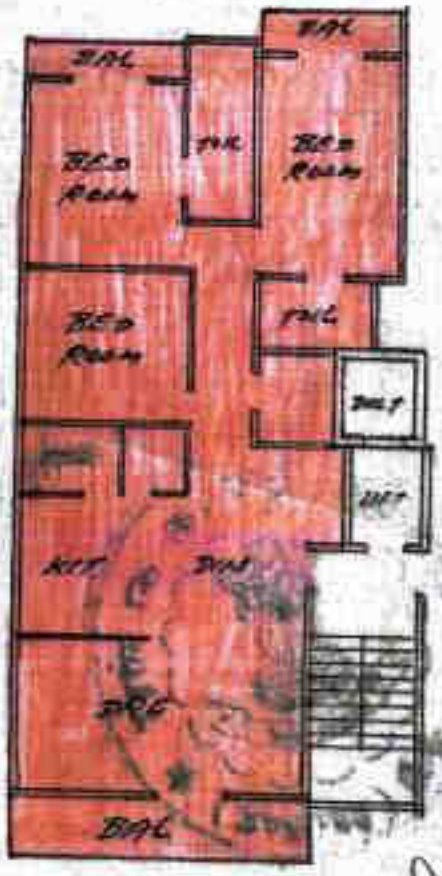
Drafted by

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

N

S

BALAJI ENCLAVE
FLAT NO- 302 ON 3RD FLOOR
SUPER BUILT UP AREA 1732 SFT
VILLAGE- KATHARGONDA @
DANRGONDA, THANA NO- 201
THANA GONDA, DIST- RANCHI
R.S. PLOT NO- 758, WARD NO- 2



Shaunak Mukherjee
07/02/2022

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

February 6, 2022

पंजी II प्रति

भाग वर्तमान	6	पृष्ठ संख्या	238						
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	रेहला	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड
मौजा का नाम	कडरगोन्दा	खेसिन संख्या	100	तौजी संख्या	0	खाता नम्बर	201	खाता का प्रकार	—

बालाजी इकबाल बना हकदार पा. कि. निदेशक अंचल किंकर
, पिता-श्री रामेश्वरम किंकर, जाति- ——

खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
100	738	7 कठ0 0 धुर 0 वर्गफीट	पा. वा. वाद सं. 2219 / 27 / 2012-13	14	20.3
	कुल परिमाण	7 कठ0 0 धुर 0 वर्गफीट			

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लगान बकाया	लगान बाबू साल	रोड सेस बकाया	रोड सेस बाबू साल	शिक्षा सेस बकाया	शिक्षा सेस बाबू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बाबू साल	कृषि सेस बकाया	कृषि सेस बाबू साल

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

BACK

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 करें
प्रपत्र का सत्यता देखने के लिए पाठ नंबर क्लिक करें

ऑनलाइन जाँचा

Sch.XIV-F.No. 180V

जिला का नाम
अनुमण्डल का नाम
अंचल का नाम
ग्राम सर्वेक्षण / ग्राम मौजा का नाम
थाना के थाना नम्बर

रसीद मालगुजारी

फारद मालकी / फारद रैयती

नाम रैयत मय पदिदघत जमाबन्दी

के खतियान नम्बर 5119052

VI / 238

खाता संख्या	खेसरा संख्या
150	[illegible]

अदाजी नकदी — [illegible] लगान भावली

07	[illegible]	[illegible]	[illegible]	[illegible]	221	R27	12

जोत का सालाना मांग मय तफसील बकाया के हाल मौजूदा साल का।

मांग बाबत		सालाना	बकाया: तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	हाल 13-14
माल गुजारी	(नकदी)	14.00				14.00	14.00
	(भावली)	3.50				3.50	3.50
सेस		7.00				7.00	7.00
*सूद		7.00				7.00	7.00
सुतकरकात		2.80				2.80	2.80
मीजान		34.30				34.30	34.30

तफसील अदायगी

अदायगी बाबत		बकाया: तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	मौजूदा 13-14	बाकी
माल गुजारी	(नकदी)				14.00	14.00	
	(भावली)				3.50	3.50	
सेस					7.00	7.00	
*सूद					7.00	7.00	
सुतकरकात					2.80	2.80	
मीजान अदायगी					34.30	34.30	

(1) मीजान कुल (लफ्जों में) [illegible] 68.60
(2) नाम देहिन्दा — [illegible]
(3) कुल बकाया —

दस्तखत [illegible]

*सात रुपया का बकाया मालगुजारी का लिखित रूप बकाया पर लिए जा कि सर्टिफिकेट (अदी) में सूद नहीं लिया जाता है।

NCCF-2010

Hansmoy

Correction Slip Showing Mutation in Respect of Tenancies in Estates Vested in Govt.

Dist: Ranchi Subdivision – Ranchi Sadar Anchal – Sahar Halka No. State- Jharkhand

Sl No.	Mutation case No. in Register 27	Village	Thana and Thana No.	No. Tenancy to which the Mutation Relates	Authority Sanctioning Mutation with date of order	Whether Mutation Due to sale, Gift Exchange Partition or succession	Full Details of Exchange Effectee by Mutation	Date of Correction of the Halka Register by the K/C	Remarks
1	2	3	4	5	6	7	8	9	10
	R 27/12-13	[illegible]	थाना नम्बर 201	प्लॉट 75 & 100 वार्षिक लगान रुपये 07-31	अंचल अधिकारी शहर, राँची दिनांक 08.12.12	रजि० पट्टा सं० 2745 दिनांक 16.03.12	क्रेता: बालाजी इस्पात प्रा० लि० के माध्यम से निदेशक श्री अंचल किशोर पिता - श्री राधेश्याम किशोर सा - मराठी मौजा - ऊपर बाजार, राँची के नाम से कॉलम 5 में वर्णित भूमि पंजी II के जिल्द संख्या 11 पृष्ठ सं0 15 का जमाबन्दी रैयत से खारिज कर नामांतरण स्वीकृत किया जाता है।	23/12	

Forwarded to the Karamchari Halka No [illegible] For Information and Necessary Action

Forwarded to Sri/Smt. बालाजी इस्पात प्रा० लि० के माध्यम से निदेशक अंचल किशोर Village ऊपर बाजार For Information

Memo No. 1622 Date 08.12.12

Circle Officer
Sahar, Ranchi.
08/09/12

थाना का नाम — राँची

ग्राम का नाम — कुरहरीतोला नं० 209

रैयती का नाम एवं सेटल संख्या	खाता संख्या	रैयत का नाम पिता का नाम जाति एवं निवास का स्थान	सेवरा के दो कुल रकबा	नवकी जोत			आबिल जबान			अन्य किस्म			कुल जोत												
				खाबाद			खाबाद			खाबाद			आबाद												
				होल्ड	होल्ड	नंबर आबाद	होल्ड	होल्ड	नंबर आबाद	होल्ड	होल्ड	नंबर आबाद	होल्ड 1	होल्ड 2	होल्ड 3	होल्ड 1	होल्ड 2	होल्ड 3	नंबर आबाद जोत का योग	ए० डी०	कुल जोत हेक्टर में	रकबा को प्रकार	अधिक विवरण	अनुक्रमांक
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
				ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०	ए० डी०				
904		राए बोर्ड गनपतराय मारवाड़ी	9																					

CERTIFIED TO BE TRUE COPY
Record Keeper/Head Clerk
Civil Revision Room, Ranchi

1. अधिलिपि के लिए आवेदन की तिथि 21/11/12
2. शुल्क और कोलियों की अपेक्षित संख्या सूचित करने की तिथि 21/11/12
3. अपेक्षित शुल्क और कोलियों देने की तिथि 21/11/12
4. लिपि तथ्यित देने के लिए अधिलिपि तैयार की 25/11/12
5. आवेदक को अधिलिपि देने की तिथि 25/11/12

आवेदन का नाम
आवेदन
अधिलिपि तैयार
अधिलिपि देने की तारीख
कोलियों
अधिलिपि तैयार करने में लगने वाले समय की गणना
कुल समय

अंचल अधिकारी
जिला बोकारो

राजस्व,निबंधन एवं भूमि सुधार विभाग

Home Official Login

पंजी II विवरण Go Back

विवरण

भाग वर्तमान	:	6	पृष्ठ संख्या	:	238
जिला का नाम	:	राँची	अनुमंडल नाम	:	सदर
अंचल का नाम	:	हेहल	हलका का नाम	:	हल्का-01
मौजा का नाम	:	कठरगोन्दा	होल्डिंग संख्या	:	100
थाना नाम	:	राँची	थाना नंबर	:	201
तौजी संख्या	:	0	इस्टेट का नाम	:	झारखण्ड

रैयत का नाम :

क्रम सं.	रैयत का नाम			जाति	निवासी
1.	बालाजी इसकाई केस टूकशन प्रा. लि. निदेशक अंचल किंकर	पिता -	श्री राधेश्याम किंकर	----	--

*NOTE: यहाँ नीचे आपके भुगतान का विवरण दिया गया हैं । अगर लगान रसीद अभी तक अप्राप्त है तो कृपया भुगतान की स्थिति देखें विकल्प पर क्लिक करे, भुगतान स्थिति पुनः जाँच लें। पश्चात लगान रसीद प्राप्त हो जाएगा।

No last payment exists. x

पिछले भुगतान का विवरण

No last payment exists. x

बकाया देखें पुनः खोज करें

राँची नगर निगम,राँची।

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये संपत्ती कर की सूचना।

Memo No. : SAM/002/0446/18/19
Date : 31-07-2018
प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री
BALAJI SKYSCRAPERS CONSTRUCTION PVT LTD ANCHAL KINGER DIRECTOR S/O RADHESHYAM KINGER

पता
BALAJI ENCLAVE HANSMARG KANKE ROAD

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं॰ - 0020005735000ZD वार्ड सं॰ 2 हुआ है, आपके स्व॰ निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- रू॰ निर्धारित किया गया है।

इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं॰	Particulars	Amount (In.Rs.)
1.	गृह कर	234.06
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		234.06

To be signed by the Applicant

नोट-

1. कर निर्धारण की सूची, राँची नगर निगम Website, www.ranchimunicipal.com पर प्रदर्शित है।
2. नियमावली कंडीका 11.4 के आलोक में वर्षा जल संरक्षण कि व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पति कर का 50% होगा। हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पायें।
3. प्रत्येक वित्तीय वर्ष में संम्पती कर का भुगतान वैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण पूरी कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
5. किसी देय पूरि को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच तथा सत्यता निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. राँची नगर निगम द्वारा संपत्ति कर इन इमारतों/ढांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होल्डिंग No का अंतिमी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

(घ) राँची नगर निगम, राँची के पत्रांक 2013/749

(ङ) नगर विकास विभाग, झारखण्ड सरकार के अधिसूचना सं०-2612 दिनांक-19.10.09 के द्वारा राँची क्षेत्रीय विकास प्राधिकार (भवन उप-विधि)-2002 तथा संशोधित 2006 के प्रावधानों से तथा नगरपालिका अधिनियम-2011 की धारा-427(2) के आलोक में प्रस्तावित भवन निर्माण/वर्तमान भवन के परिवर्तन के नक्शे ने निम्नलिखित शर्तों के साथ स्वीकृति दी जाती है:-

1. स्वीकृत नक्शे/भवन पास में किसी भी स्तर पर कोई विचलन मान्य नहीं होगा।
2. विद्युत आपूर्ति हेतु प्रस्तावित भवन के लिए निजी ट्रान्सफार्मर की व्यवस्था करनी होगी।
3. भवन में विद्युत आपूर्ति की वैकल्पिक व्यवस्था के रूप में अग्निरोधित एवं प्रदूषण रहित पर्याप्त क्षमता वाला जेनरेटर लगाना अनिवार्य होगा।
4. प्रस्तावित भवन तक पहुँच पथ का निर्माण स्वयं करना होगा।
5. पहुँच पथ एवं रोशनी की व्यवस्था स्वयं करनी होगा।
6. पथ पर दोनों ओर एवं प्रांगण में उपनियमों के अनुसार पेड़-पौधे लगाने होंगे।
7. प्रस्तावित भवन में जनसंख्या के अनुसार डेस्टिक वैट एवं सानिटेशन की व्यवस्था करनी होगी।
8. निजी जल आपूर्ति हेतु बोरिंग की व्यवस्था करनी होगी। Tube well खोदने से पहले जल संसाधन विभाग से उसके डिजाईन पर अनुमोदन प्राप्त करना होगा।
9. निर्माण कार्य एवं सुरक्षात्मक ढेरी की जिम्मेदारी स्वयं अनुज्ञप्तिधारी अभियंता पर होगी तथा राँची नगर निगम के भवन उपनियम के भाग-III का अनुपालन करना होगा।
10. निर्माण कार्य प्रारंभ करने से पूर्व स्थल के मिट्टी की जाँच करा लेनी होगी एवं भवन का निर्माण विशेषज्ञ ओर लेने योग्य बनाना होगा।
11. नींव तैयार करते समय डी.पी.सी. न डालने का अवश्य सुनिश्चित करना होगा।
12. अभिज्ञान कार्यालय/Airport Authority of India के पत्रांक-.....10..... दिनांक-.....10..... के अनुसार निर्देशों/प्रावधानों का पालन करना होगा।
13. भवन के प्रवेश द्वार पर अग्निशामक यंत्र लगाना होगा।
14. शोर नियंत्रण विभाग के मुख्य नियंत्रण संहिता के अनुसार मुख्य नियंत्रण का पालन करना होगा।
15. कार्य समाप्ति के पश्चात् भवन उप-विधि की धारा-9.1 के अनुसार Appendix-G एवं Completion Certificate के साथ निगम को सूचित करना होगा।
16. निर्माणकर्ता द्वारा द्वारा तब तक कोई Occupancy नहीं दी जायेगी जबतक भवन उप-विधि की धारा-17.1 के आलोक में निगम से पूर्व प्राप्त Occupancy Certificate प्राप्त नहीं कर लिया जायेगा।
17. किसी भी परिवर्तन ने स्वीकृत नक्शे ..... 2013/749 ..... से प्रस्तावित नक्शा 825+3 आवासीय/व्यवसायिक इकाई की संख्या 08 ..... ने वृद्धि नहीं होगी। इसके अतिरिक्त किए गए निर्माण का अपराधिक नगरपालिका अधिनियम-2011 के प्रावधान धारा के अन्तर्गत कर दिया जायेगा।
18. भवन पास स्वीकृति के क्रम में आवेदन के साथ दिये गए आवासीय/व्यवसायिक भवन से संबंधित अन्य पत्र में वर्णित सभी शर्तों का पालन अक्षरशः करना होगा।
19. Gift deed में दर्शाये गई भू-पट्टी अवश्य रूप से छोड़ना होगा।
20. झारखण्ड नगरपालिका अधिनियम-2011 की धारा-427(2) के अनुसार अनुज्ञप्त शुल्क देय होगा।
21. भू-खण्ड क्रय करने की अवस्था रखने वालों को ही प्लॉट की बिक्री करनी होगी।
22. उपर्युक्त शर्तों का पालन नहीं करने पर निगम द्वारा नगरपालिका अधिनियम-2011 के अन्तर्गत निर्माण कार्य रोक कर अग्रेतर कार्रवाई की जायेगी।
23. वैट रूल के इन्सर्टिव भू-खण्ड पर ही भवन निर्माण करेंगे, अन्यथा निर्माण की सारी जिम्मेदारी आप की होगी और निगम जिम्मेवार नहीं होगा।
24. भवन पास की स्वीकृति से बाद यदि यह पाया जाता है कि आवेदक ने धोखाधड़ी या गलतबयानी (Misrepresentation of facts or fraudulent statement) से इसकी स्वीकृति प्राप्त की है, तो भवन उप-विधि की कंडिका-11.1 के अन्तर्गत इस भवन की स्वीकृति रद्द कर दी जायेगी।
25. भवन पास के निर्माण में Ranchi Planning Standards and Building Bye-laws-2002 के प्रावधानों एवं उसमें वर्ष 2006 में किये गए संशोधनों का अक्षरशः पालन करना होगा।
26. भवन पास की स्वीकृति से आवेदक का प्रस्तावित भूमि का भू-स्वामित्व का प्रमाण स्थापित नहीं होगा।
27. Road Widening Strip से सड़क विस्तार हेतु इस भवन निर्माण के पूर्व से ही भूमि छोड़ी जानी संभावित होगा। इसमें किसी प्रकार का क्षतिपूर्ति नहीं दी जायेगी। पथ चौड़ीकरण हेतु छोड़ी गई भू-पट्टी के साथ की सारी अचीरोधित पथ सड़क से समतल होनी चाहिए।
28. प्रस्तावित भू-खण्ड के अन्दर निर्मित नाली, भू-खण्ड सतह के नीचे होनी चाहिए एवं यह पूर्ण रूप से ढकी होनी चाहिए।
29. भू-खण्ड के आगे के हिस्से में लगे सर्विस पाईप, पानी की टंकी इत्यादि को पूर्ण संरक्षण प्रदान हो।
30. आगे की चारदिवारी की पूरी लम्बाई में प्रत्येक 6 मीटर के अन्तराल पर उपयुक्त किस्म के पेड़ लगाने होंगे।
31. भू-खण्ड के आगे चारदिवारी निर्माण के बाद इसके अन्दर Lighting Pole का साईट की व्यवस्था करनी होगी तथा Light का मुख पथ की ओर करना होगा। आगे की चारदिवारी की पूरी लम्बाई में प्रत्येक 15 मीटर अथवा इससे कम पर 6 मीटर ऊँचाई का Lighting Pole ऐसा होगा जिस पर 150 वाट का S.W. Lamp लगाना होगा। Lamp का मुख पथ की ओर जिससे Street/Road की Lighting हो सके। इन साईटों को भी जेनरेटर से कनेक्शन होगा। प्रतिरक्षा साईटों की भी व्यवस्था चीजर में करनी होगी।
32. भू-खण्ड के अन्दर आवश्यक जलकर का भूकालन रखना होगा।
33. भू-खण्ड के सामने भू-पट्टी की वार्डिंग, पानी का पाइप एवं सिवर का संबंध में (Connection) जेनरेटर से होना चाहिए।
34. भवन में अग्निरोधित एवं प्रदूषण रहित पर्याप्त क्षमता वाला जेनरेटर लगाना अनिवार्य होगा।
35. Rain Water Harvesting System को बहुमंजिली इमारतों के छत पर भी लगाना होगा और Under Ground Water Recharging हेतु कुँआ/ट्यूबवेल का प्रावधान करना होगा। इस Rain Water Harvesting System की डिजाईन का अनुमोदन जल संसाधन विभाग, झारखण्ड से कराना अनिवार्य है।
36. बहुमंजिले भवन के आवेदक के भू-खण्ड के समीप यदि नाली है तो भूमिगत नाली का निर्माण अथवा 15 मीटर चौड़ाई(जो भी कम हो) तक नाली का निर्माण करना होगा। नाला निर्माण का प्राक्कलन एवं इसकी विशिष्ट प्राविधान के साथ करनी होगी।
37. भवन के निर्माण कार्य में 50 प्रतिशत Fly Ash Bricks का प्रयोग करना होगा।
38. 18 मीटर या इससे अधिक ऊँचे भवन में लिफ्ट पालक का लगाना मान्य अनिवार्य होगा।
39. भवन निर्माण के दौरान भवन निर्माण से संबंधित कोई भी सामग्री सड़क पर नहीं रखनी है। सड़क पर कोई सामग्री रखे जाने पर प्रतिदिन रू०-1000/- की दर से जुर्माना किया जायेगा।
40. बहुमंजिली भवन का निर्माण कार्य प्रारम्भ करते समय स्थल पर एक बोर्ड लगाना होगा जिसमें निम्नलिखित तथ्यों का वर्णन होगा :-
    - भूमि के मालिक का नाम, पिता का नाम, पूर्ण पता एवं दूरभाष के
    - प्लॉट का कुल क्षेत्रफल
    - प्लॉट में कुल निर्मित क्षेत्रफल
    - राँची नगर निगम द्वारा नक्शा स्वीकृत करने की तिथि एवं भवन पास संख्या।
    - भवन में अलोकेटर फ्लैटों एवं कमरों की कुल संख्या।
    - निर्माण कार्य प्रारम्भ होने की तिथि।
    - निर्माण कार्य पूर्ण होने की तिथि।
    - प्लॉट पर स्वीकृत भवन पास का नक्शा बोर्ड पर प्रदर्शित करना होगा जिसमें राँची नगर निगम द्वारा स्वीकृत Front Setback, Rear Setback, Both Side's Setbacks, Car Parking, Basement, Lift, Fire Fighting System (if applicable), पेय जल एवं आपूर्ति के लिए की गयी व्यवस्था (कुल जल की आवश्यकता एवं जल आपूर्ति के लिए लगाये जाने वाले संयंत्रों/उपकरणों के विवरण सहित) स्पष्ट रूप से प्रदर्शित करनी होगी।
41. राँची नगर निगम, राँची द्वारा स्वीकृत भवन पास का अधिप्रमाणित कापी सभी फ्लैट ओनर्स को देना अनिवार्य है।
42. भवन पास की स्वीकृति से भू-स्वामित्व का प्रमाण स्थापित नहीं होगा।
43. झारखण्ड अपार्टमेन्ट अधिनियम, 2011 के सभी प्रावधानों का पालन करना अनिवार्य होगा।
44. स्वीकृत भवन पास के अनुरूप निर्माण कार्य की जवाबदेही संबंधित निबंधित वास्तुविद्/अभियंता की होगी, जिनके द्वारा प्रदत्त भवन उप-विधि का अनुपालन स्थल पर निर्माण के समय किया जायेगा।
45. भवन पास की स्वीकृति के उपरांत तथा भवन निर्माण पूर्ण होने के पूर्व निगम द्वारा यदि कोई अन्य शर्तें/नियम लगाये जाते हैं, तो भवन निर्माण के समय आवेदक को उनका भी पालन करना होगा।

मुख्य कार्यपालक पदाधिकारी के आदेशानुसार

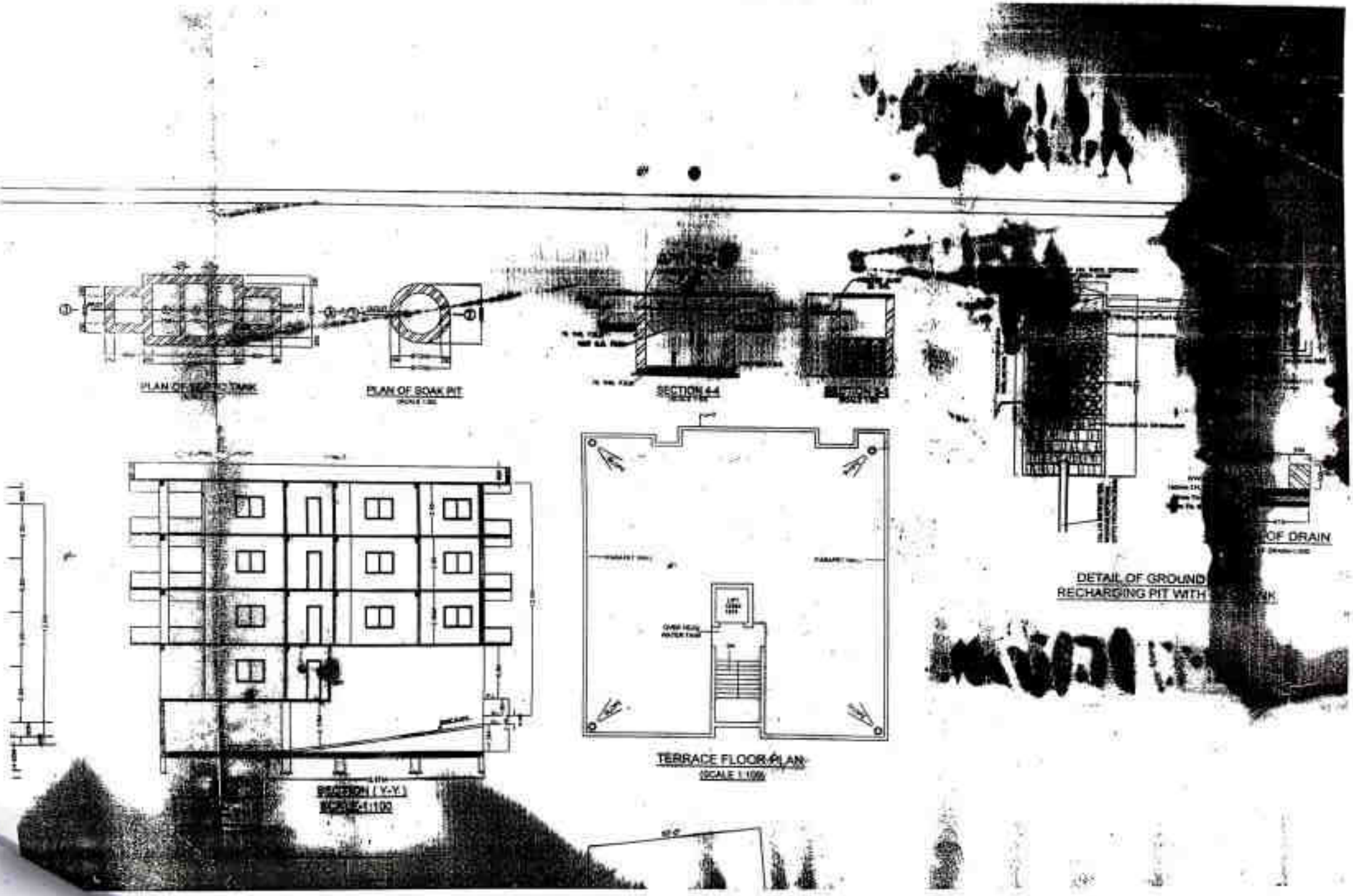
26.11.13

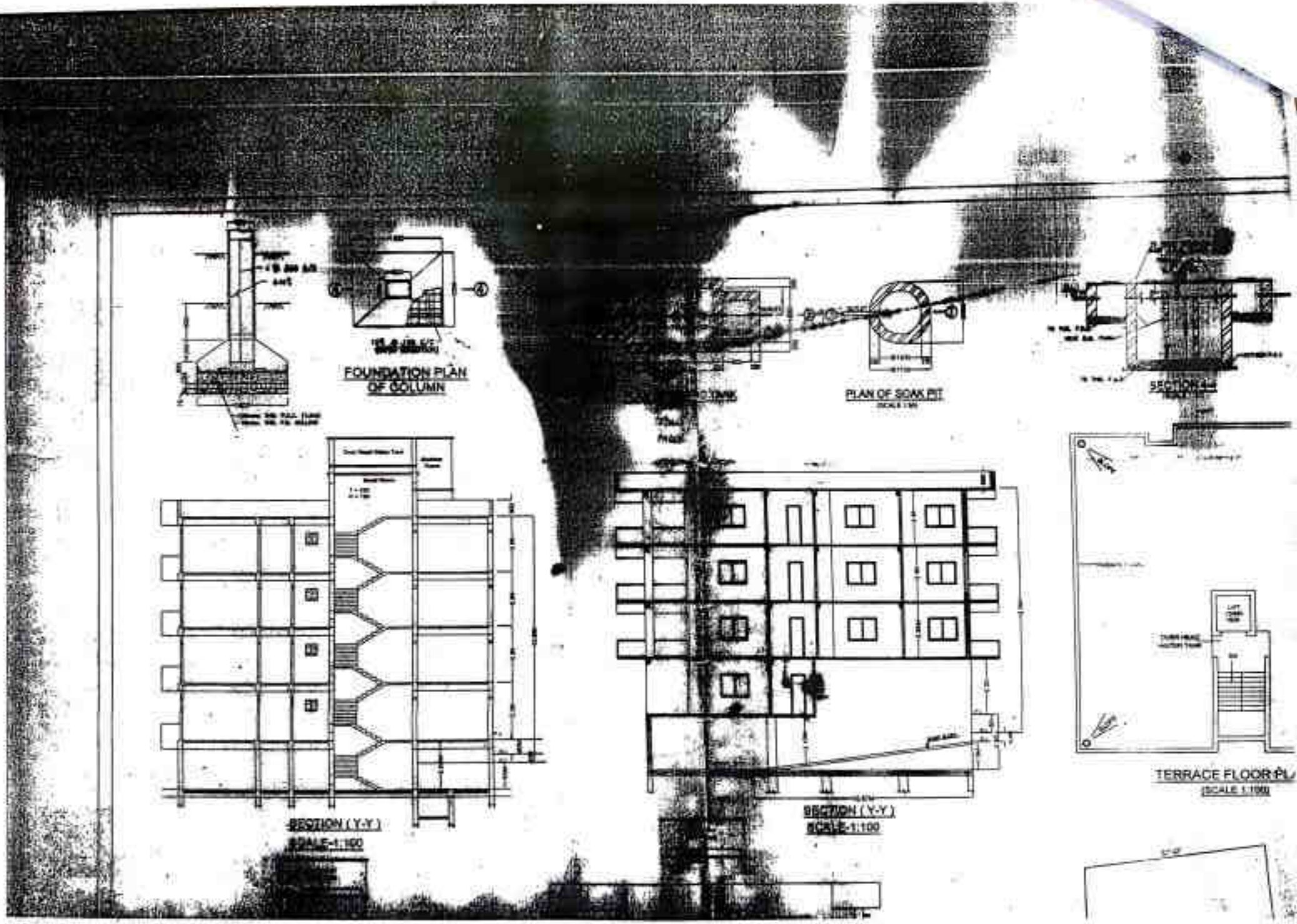
उप मुख्य कार्यपालक पदाधिकारी/
नगर नियोजक,
राँची नगर निगम, राँची

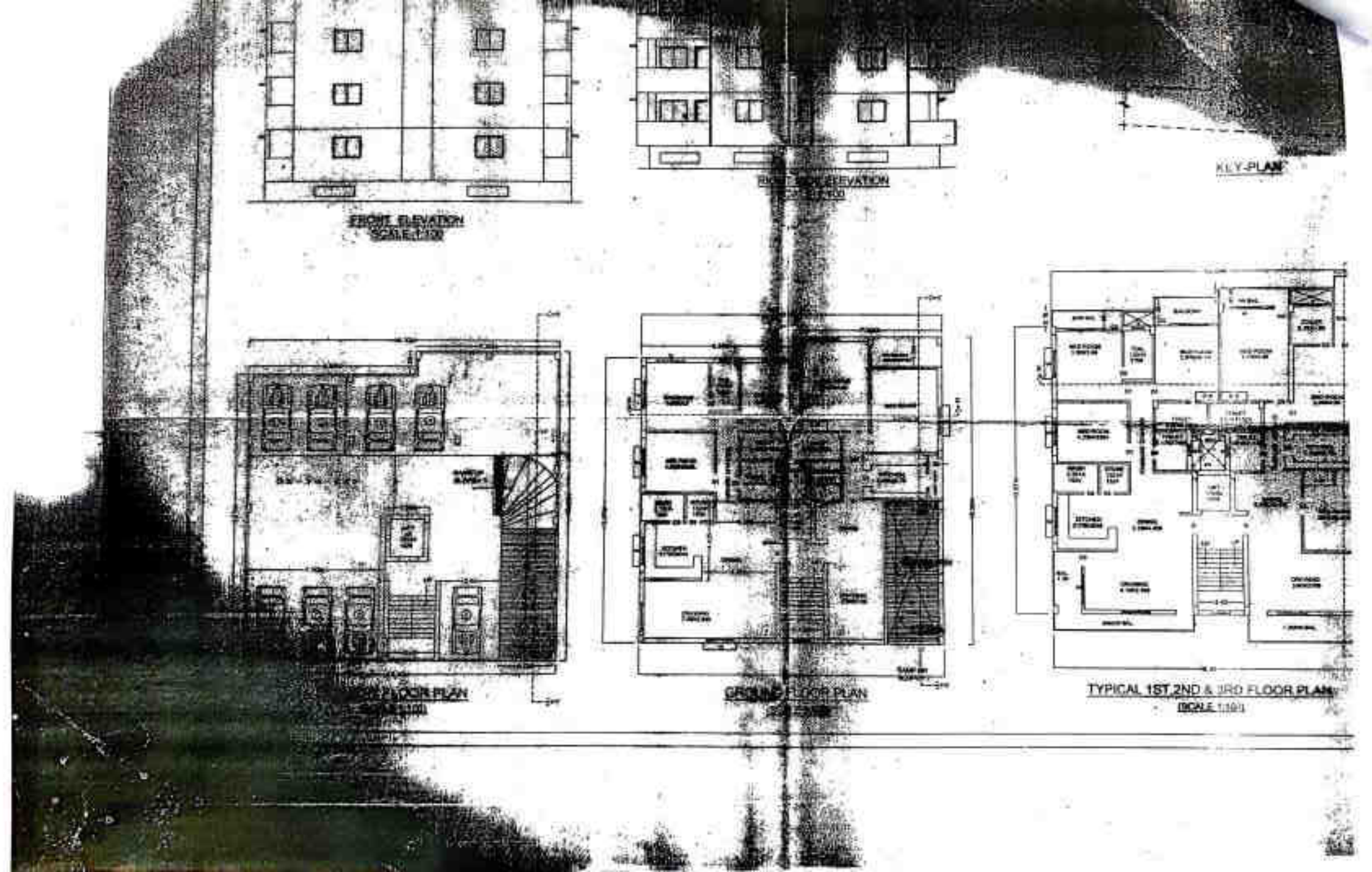
26/11/13

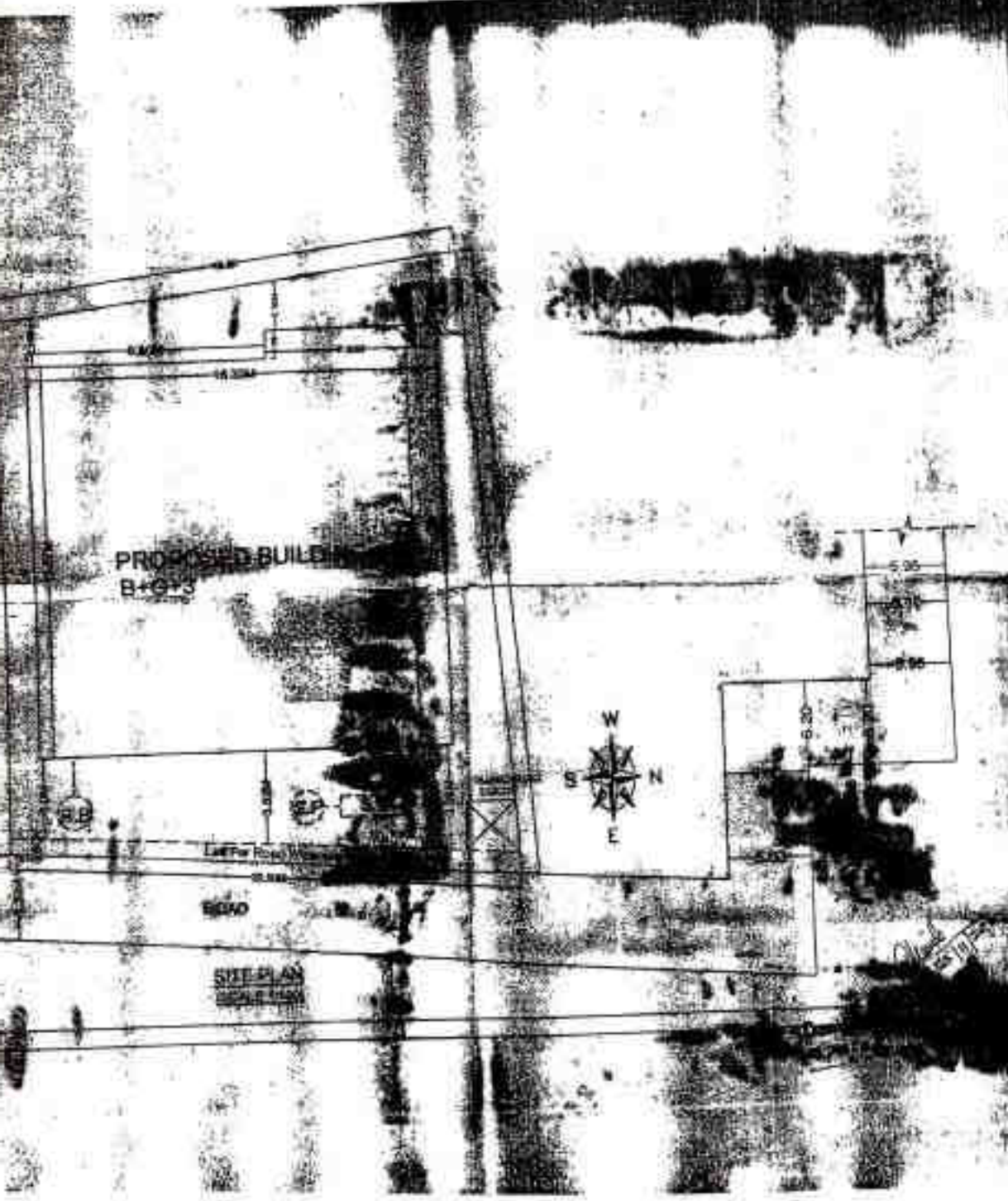
नगर नियोजक,
राँची नगर निगम, राँची

OF DRAIN
DETAIL OF GROUND
RECHARGING PIT WITH
SCHEDULE OF OPENINGS
HEIGHT
DISCRIPTION
2100
FLUSH DOOR
GLAZED
1330
900
GLAZED
WINDOWS
1500
2000
GLAZED
VENTORS
V
600
900
GLAZED
CARPET AREA CALCULATION
SPECIFICATION
1. D.P.C. 1:2:4
2. COLUMN & FOOTING R.C.C. M20
3. BEAMS, SLAB & LINTEL R.C.C. M20
4. WALLS - BRICKWORK IN C.M. 1:6
SHOWCON OR EQUIVAL
5. WINDOWS - FULLY GLAZED ALUMINIUM CASEMENT
6. DOORS - 35MM THK. FLUSH DOORS
7. PLASTER - 1/2" THK PLASTER ON WALL 1:6
8. WALL FINISH - OIL BOUNCER ON WALL
9. FLOORING - 20MM THK. MARBLE FLOORING
10. WIRING - CONCEALED COPPER WIRING


PLAN OF SEPTIC TANK
PLAN OF SOAK PIT
SECTION 4-4
SECTION 3-3
DETAIL OF GROUND
RECHARGING PIT WITH
OF DRAIN
TERRACE FLOOR PLAN
SECTION (Y-Y)


FOUNDATION PLAN
OF COLUMN
PLAN OF SOAK PIT
SECTION (Y-Y)
SCALE-1:100
SECTION (Y-Y)
SCALE-1:100
TERRACE FLOOR PL
(SCALE 1:100)


FRONT ELEVATION
KEY-PLAN
GROUND FLOOR PLAN
TYPICAL 1ST,2ND & 3RD FLOOR PLAN



AREA CALCULATION

FLOOR	BUILDUP AREA Proposed	AREA IN PROJECTION Balcony	AREA IN PROJECTION Staircase	OPEN Garage Ramp	LIFT	DEDUCTIONS Lift Pit	DEDUCTIONS Fire Stair	DEDUCTIONS Stairs	TOTAL DEDUCTIONS	TOTAL BUILDUP AREA
[illegible]	[illegible]	-	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	-	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	-	-	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	-	[illegible]	[illegible]	[illegible]	-	-	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	-	[illegible]	[illegible]	[illegible]	-	-	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	-	[illegible]	[illegible]	[illegible]	-	-	[illegible]	[illegible]
TOTAL									[illegible]	[illegible]

TOTAL PLOT AREA AS PER DEED = 451.47 smt.

TOTAL PLOT AREA AS PER SRE = 451.47 smt.

NET PLOT AREA AFTER R.W. = (451.47 – 13.32) = 438.15 smt.

TOTAL BUILDUP AREA = 1108.64 smt.

F.A.R. ACHIEVED = 1108.64/451.47 = 2.45

[illegible] = [illegible]/438.15 = [illegible]

SCALE

PLAN SUBMITTED BY PLAN TITLE

NOTES

ALL DIMENSIONS ARE IN M.M. UNLESS OTHERWISE STATED

[illegible] RESIDENTIAL BUILDING (G+3) PLAN OF [illegible] SCRAPERS CONSTRUCTION PVT. LTD., [illegible] SAHAL KINGER S/O SRI RADHESHYAM [illegible] PLOT NO. 756, SUB PLOT NO. [illegible] KHATA-NO. [illegible] VILL – KATHARGONDA [illegible] THANA NO. 201, DISTT.-RANCHI

OWNER SIGN.

LICENCED ENGG. SIGN

GAURI PRASAD
Civil Engg.
Licence No.-01/RNC/2011-12
C/o B. R. Choudhary
Church Road Hatia
Ranchi
Engineer

SCRAPERS PVT. LTD.

Director

ICICI Bank

Challan No.:ITNS 280	Tax Application (0020) INCOME TAX ON COMPANIES (CORPORATION TAX) (0021) INCOME TAX OTHER THAN COMPANIES ✓	Assessment Year 2022-23

PAN: BPWPM5994M
Full Name : SHOXXXX MUKHERJEE
7300000, 07022022, AAECB8905G, BI1537233, RANCHI, JHARKHAND, 834008
Tel. No. :

Type of Payment :

(100) Advance Tax	☐	(102) Surtax	☐
(300) Self Assessment Tax	☐	(106) Profits of Domestic Companies	☐
(400) Tax on Regular Assessment	☐	(800) TDS on Sale of Property	☑
(110) Secondary Adjustment Tax	☐	(111) Accretion Tax	☐
(107) Tax on Distributed Income to Unit Holders	☐		

Details of Payment

	Amount (in Rs. only)
Income Tax	73000
Surcharge	0
Education Cess	0
Interest	0
Penalty Code	
Penalty	0
Others	0
Fee	0
Total	73000
Total (in words)	Rupees Seventy Three Thousand and Paise Zero Only.

Crores	Lakhs	Thousands	Hundreds	Tens	Units
Zero	Zero	Seventy Three	Zero	Zero	Zero

Debit to A/c	114901501799
Date	07-02-2022
Drawn on	Internet Banking Payment through ICICI Bank

FOR USE IN RECEIVING BANK
Debit to A/c / Cheque credited on
07-02-2022(DD-MM-YYYY)

Payment Status :	Successful
Bank Reference No.:	74792512

SPACE FOR BANK SEAL
ICICI Bank
Uttam Nagar, New Delhi
CIN

BSR Code	6390340
Tender Date	070222
Challan Serial No.	39176
Rs.	73000
Tax payer remarks. :	SOUBHIK TDS I I MARG

Taxpayers Counterfoil

PAN:	BPWPM5994M
Received From :	SHOXXXX MUKHERJEE
Paid in Cash / Debit to A/c / Cheque No :	114901501799
For Rs. :	73000
Rs (in words) :	Rupees Seventy Three Thousand and Paise Zero Only.
Drawn on:	Internet Banking Payment through ICICI Bank
On Account of :	(0021)Other than Companies Tax
Type of Payment	(800)TDS on Sale of Property
For the Assessment Year :	2022-23

Payment Status :	Successful
Bank Reference No.:	74792512

SPACE FOR BANK SEAL
ICICI Bank
Uttam Nagar, New Delhi
CIN

BSR Code	6390340
Tender Date	070222
Challan Serial No.	39176
Rs.	73000

Form 26QB

Your E-tax Acknowledgement Number is BI1537233

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank site. Taxpayers are advised to save the Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0021	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	BPWPM5894M	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AAECB9905G
Full Name (Masked) of the Transferee	SHOXXXX MUKHERJEE	Full Name (Masked) of the Transferor	BALXXX XKYSCRAPERS CONSTRUCTIONS PRIVATE LIMITED
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village	QTR NO B/169
Flat/Door/Block No.	KANKE ROAD
Road/Street/Lane	NEAR CMPDL SBI, MORABADI
City/District	RANCHI
State	JHARKHAND
Pin Code	834008
Email ID	shouvikmukherjee82@gmail.com
Mobile No.	8051064970

Complete Address of the Property Transferor

Name of premises/Building/ Village	HR HOUSE
Flat/Door/Block No.	MAHABIR CHOWK
Road/Street/Lane	UPPER BAZAR
City/District	RANCHI
State	JHARKHAND
Pin Code	834001
Email ID	happy_singer@yahoo.co.in
Mobile No.	9905547557

Date of Agreement/Booking	18/01/2022	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	07/02/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	07/02/2022	Whether TDS is deducted at Higher rate as per Section 206AB	No
Payment Type	Lumpsum		

07-Feb-22

Complete Address of the Property Transferred	
Type of Property	Building
Name of premises/Building/ Village	BALAJI ENCLAVE
Flat/Door/Block No.	302, 3RD FLOOR
Road/Street/Lane	HANSMARG, KANKE ROAD
City/District	RANCHI
State	JHARKHAND
Pin Code	834008

Tax Deposit Details	
Rate of TDS (in %)	1
Total Amount Paid/Credited	7300000
TDS Amount to be paid	73000
Interest	0
Fee	0
Total payment	73000.00
Value in words	Seventy Three Thousand Rupees only

Total Value of Consideration (Property Value)	7300000
Mode of Payment	Online (Net-Banking)
Bank Name	ICICI Bank

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BALAJI SKYSCRAPERS
CONSTRUCTIONS PRIVATE LIMITED

15/03/2012

Permanent Account Number

AAECB9966

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0628/56340/01968

To
हैप्पी किंगर
Happy Kinger
S/O Anchal Kinger
Flat No-301,Balaji Pallazo,Green Avenue
Dam Side Road No-2
Kanke Road
Near Gandhi Nagar
Misirgonda alias paharigonda
Ranchi University
Ranchi Jharkhand - 834008
9905547557

Download Date: 18/03/2021

Issue Date: 17/04/2018

आपका आधार क्रमांक / Your Aadhaar No. :
2928 9913 0980
VID : 9107 7957 5171 4446

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

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 को 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.

आधार

हैप्पी किंगर
Happy Kinger
जन्म तिथि/DOB: 16/03/1992
पुरुष/ MALE

Download Date: 18/03/2021

Issue Date: 17/04/2018

2928 9913 0980
VID : 9107 7957 5171 4446

मेरा आधार, मेरी पहचान

पता:
S/O अंचल किंगर, फ्लैट न-301, बालाजी पलाजो ग्रीन एवेन्यू, डैम साइड रोड न-2, गांधी नगर के पास, कांके रोड, मिसिरगोंडा एलियास पहारीगोंडा, रांची, झारखंड - 834008

Address:
S/O Anchal Kinger, Flat No-301,Balaji Pallazo,Green Avenue, Dam Side Road No-2, Near Gandhi Nagar, Kanke Road, Misirgonda alias paharigonda, Ranchi, Jharkhand - 834008

2928 9913 0980
VID : 9107 7957 5171 4446

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

5181 5077 0610

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Rajiv Kumar Mukherjee

Quarter No. B / 103, Kanke

Road, Near Cingta B. B. I

Campus, Mugabandi, Ranchi

University, Ranchi

Jharkhand, 834008

Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

SHOUVIK MUKHERJEE

RAJAT KUMAR MUKHERJEE

16/08/1992

Permanent Account Number

BPWPM5994M

Signature

Ph-No - 6207699436

Value - 73,00,000/-

RANCHI MUNICIPAL CORPORATION, RANCHI

7/30/2018, 12:25 PM

http://ranchimunicipal.net/counter-self-assessment/payment-recei...

Apply H Mary Sigal

HOLDING TAX RECEIPT

Receipt No. CNT230072018123943

Date : 30-07-2018

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

Acknowledgement No : SAF/01/002/8624

Received From Srm / Srmt. BALAJI SKYSCRAPERS CONSTRUCTION PVT LTD ANCHAL KINGER DIRECTOR

Address : NA

A Sum of Rs 4891.00 (in words) Four Thousand Eight Hundred Ninety One Rupees Only

towards Holding Tax & Others vide Cash/Cheque/DD/Online/Bankers Cheque No

Dated Drawn on

Place Of The Bank.

Signature of Tax Collector

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2016-2017 I - 2017-2018 IV	872.48
1100100C	Holding Tax Current	2018-2019 I - 2018-2019 IV	936.24
1100200A	Water Tax Arrear	2016-2017 I - 2017-2018 IV	0.00
1100200C	Water Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2016-2017 I - 2017-2018 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2018-2019 I - 2018-2019 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2016-2017 I - 2017-2018 IV	0.00
1105203	Health Cess	2016-2017 I - 2017-2018 IV	0.00
1718002	Interest on Holding Tax Receivable	2016-2017 I - 2018-2019 IV	2081.92
		1 % Penalty	91.92
		Total	4890.64
		Already Paid	0.00
		Amount Received	4891.00

For Details Please Visit : www.ranchimunicipal.com
OR Call us at 18001212241 or 0651-6695511

In Collaboration with
Sparrow Softech Pvt. Ltd.
H117, Level – II, Near Shahjanand Chowk
Harmu, Ranchi - 834002, Jharkhand.

(8 Flat)

Pre Registration Docket

Date :- 06-02-2022 01:56 pm

Office Name :- SRO - Ranchi
Token No:- 20220000014922

Appoinment :- 07-Feb-2022 Time:- 12:18

Article	Sale Deed
Pre Registration Date	06-Feb-2022
No. Of Pages	32
Stamp Duty	292000
Paid Stamp Duty	0
Total Fees	₹ 2,21,964.

Property Id: **673885**

Valuation No. : 906286 / 2022	:- 2021-2022	**User Id** : 38308	**Date** : 06-February-2022 13:16:PM

State : Jharkhand	**District** : Ranchi	**Tahsil** : Hehal
Land Type : Urban	**Corporation** : Ranchi Municipal Corporation Kathalgonda	**Village/City** : Kathalgonda

Kathalgonda Word No 2 - Other Road	-
Ward Number - 2	
Holding Number - 002000573500020	
Khata Number - 100	
Plot Number - 758	
Page Number - 238	
Volume Number - 6	
Construction Type :DELUXE	

Property Rates
Residential construction (N)
₹3429/- Square Feet
Valuation Rule : Residential Construction

Property Details

1	Land area	1.15 Decimal
2	Area of Constructed Property	1732 Square Feet
3	Have Depreciation certificate	No
4	Age	0 to 10 Years
5	Certificate number	0
6	Residential Usage Type	Flat
7	GST NUMBER	
8	Builder Name	

9	Builder Address	

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.15 x 327361=376465.15	**₹3,76,465/-**
2	Constructed Property Valuation	1. 1732 x 3429=5939028	**₹59,39,028/-**
A	Total		₹63,15,493/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹63,15,500/-

Total Amount in Words : Sixty Three Lakhs Fifteen Thousands Five Hundred Rupees Only

Land measurement, Sub Part and House No.	**Property Boundaries** East: 20 FT WIDE BYE- LANE, West: PART OF R S PLOT NO- 756, South: REMAINING PORTION OF R S PLOT NO- 758D, North: R S PLOT NO- 758B AND 758C
Area	Land area : 1.15 Decimal, Area of Constructed Property : 1732.00 Square Feet, Have Depreciation certificate : No , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : Flat , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 834005, Flat Number/Commercial Space Number - FLAT NO- 302 ON THE THIRD FLOOR, Building Name - BALAJI ENCLAVE
Government/Market Value	6315493.15
Transaction Amount	7300000

SELLER	**-Ms. BALAJI SKYSCRAPERS CONSTRUCTIONS PVT LTD THROUGH DIRECTOR HAPPY KINGER, Address -** FLAT NO- 301 BALAJI PALLAZO DAM SIDE ROAD NO-2 KANKE ROAD GONDA RANCHI- **,Father/Husband Name** ANCHAL KINGER , **PAN No.-** ******905G,**Permission Case No.- , Aadhaar No.** ********0980
PURCHASER	**-Mr. SHOUVIK MUKHERJEE, Address -** QR B/169 CMPDI COLONY KANKE ROAD RANCHI UNIVERSITY GONDA RANCHI- **,Father/Husband Name** RAJAT KUMAR MUKHERJEE , **PAN No.-** ******994M,**Permission Case No.- , Aadhaar No.** ********0619

Witness Information	**Mr. SHUBHAM PANDEY , Address -** RANADIH KANDI GARHWA-, **Father/Husband Name-**RAMESH CHANDRA PANDEY

Identifier Details	**Mr. SHUBHAM PANDEY , Address -** RANADIH KANDI GARHWA-, **Father/Husband Name-**RAMESH CHANDRA PANDEY

Fee Rule:Sale Deed

1	Stamp Duty	2,92,000

1	SP	960
	Total	**960**

Fee Rule:Sale Deed

1	A1	2,19,000
2	E	2,000
3	LL	3
4	PR	1
	Total	**2,21,004**

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**

कोरोना को हराना है सफाई को अपनाना है दो गज की दूरी मास्क है जरूरी

Document Registration Summary 1

Date :-07-Feb-2022

- Government/Market Value: ₹6315500/-
- Transaction Amount: ₹7300000 /-
- Paid Stamp Duty: ₹292000 /-

On Date 07-02-2022 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 598549

Receipt Date : 07-02-2022

Presenter Name: -

E	₹2000
PR	₹1
SP	₹960
LL	₹3
A1	₹219000
Stamp Duty	₹292000
Total	₹513964

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	292000	292000	0	GRAS	ShouvikMukherjee	GRN Number : 2209704356 DEPT Transaction Id : 71e6e3475f78b95794bb Transaction Type :	292000
E	2000	2000	0	GRAS	ShouvikMukherjee	GRN Number : 2209704387 DEPT Transaction Id : 1d76abbbc35be061c710 Transaction Type :	2000

PR	1	1	0	GRAS	ShouvikMukherjee	GRN Number : 2209704387 DEPT Transaction Id : 1d78abbbc35be061c710 Transaction Type :	1
SP	960	960	0	GRAS	ShouvikMukherjee	GRN Number : 2209704387 DEPT Transaction Id : 1d78abbbc35be061c710 Transaction Type :	960
A1	219000	219000	0	GRAS	ShouvikMukherjee	GRN Number : 2209704387 DEPT Transaction Id : 1d78abbbc35be061c710 Transaction Type :	219000
LL	3	3	0	GRAS	ShouvikMukherjee	GRN Number : 2209704387 DEPT Transaction Id : 1d78abbbc35be061c710 Transaction Type :	3
Sub Total	513964	513964	0				

Article : Sale Deed **Number of Pages :** 64

Signature of Operator **Signature of Head Clerk** **Signature of Registering Officer**

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- **20220000014923**

Deed Type	Sale Deed
Number of Pages	64
Fee Details	**Stamp Duty** :- Rs. 292000, **E** :- Rs. 2000, **PR** :- Rs. 1, **SP** :- Rs. 960, **A1** :- Rs. 219000, **LL** :- Rs. 3,
Property No.	1
Valuation Details	**Value** :- Rs.6315493/- ,**Transaction Amount** :- Rs.7300000/-
Property Details	**District** :- Ranchi , **Tehsil** :- Hehal , **Village Name** :- Kathalgonda **Location** :- Other Road, Kathalgonda Word No 2 **Property Boundaries** :- East: 20 FT WIDE BYE- LANE, West: PART OF R S PLOT NO- 756, South: REMAINING PORTION OF R S PLOT NO- 758D, North: R S PLOT NO- 758B AND 758C **Ward Number** - 2**Holding Number** - 0020005735000Z0**Khata Number** - 100**Plot Number** - 758**Page Number** - 238**Volume Number** - 6 **Area Of Land** :- 1.15 Decimal 1732.00 Square Feet

Sh./Smt.**BALAJI SKYSCRAPERS CONSTRUCTIONS PVT LTD THROUGH DIRECTOR HAPPY KINGER** s/o/d/o/w/o **ANCHAL KINGER** has presented the document for registration in this office

today dated :- **07-Feb-2022** Day :- **Monday** Time :- **14:37:26 PM**

BALAJI SKYSCRAPERS CONSTRUCTIONS PVT LTD THROUGH DIRECTOR HAPPY KINGER(Individual)

Party Name	Document Type	Document Number
BALAJI SKYSCRAPERS CONSTRUCTIONS PVT LTD THROUGH DIRECTOR HAPPY KINGER	PAN/UID	AAECB9905G

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

	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
	BALAJI SKYSCRAPERS CONSTRUCTIONS PVT LTD THROUGH DIRECTOR HAPPY KINGER **Address1** - FLAT NO- 301 BALAJI PALLAZO DAM SIDE ROAD NO-2 KANKE ROAD GONDA RANCHI, **Address2** - , , , Jharkhand **PAN No.:** AAECB9905G,**Permission Case No.-**	Yes	Happy Kinger **Address:-** Flat No-301,Balaji Pallazo,Green Avenue, Near Gandhi Nagar, Dam Side Road No-2, Kanke Road, Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		SELLER **Age:**29			
2	SHOUVIK MUKHERJEE **Address1** - QR B/169 CMPDI COLONY KANKE ROAD RANCHI UNIVERSITY GONDA RANCHI, **Address2** - , , , Jharkhand **PAN No.:** BPWPM5994M,**Permission Case No.-**	Yes	Shouvik Mukherjee **Address:-** Quater No - B / 169, Near Cmpdi S.B .I, Kanke Road, Cmpdi, Morabadi, , Ranchi, 834008, , Jharkhand, India		PURCHASER **Age:**29			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SHUBHAM PANDEY S/o-D/o **RAMESH CHANDRA PANDEY** **Address1** - RANADIH KANDI GARHWA, **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	SHUBHAM PANDEY **Address1** - RANADIH KANDI GARHWA, **Address2** - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb impression are affixed in my presence.

Above mentioned, (**BALAJI SKYSCRAPERS CONSTRUCTIONS PVT LTD THROUGH DIRECTOR HAPPY KINGER**). has/have admitted the execution before me. He/ She/ They has / have been identified by **(SHUBHAM PANDEY)** Son/Daughter/Wife of **(RAMESH CHANDRA PANDEY)** resident of **(RANADIH KANDI GARHWA)** and by occupation **(Business)**.

Signature of Registering Officer

Seal and Signature of Registering Officer

Date : **07-Feb-2022**