

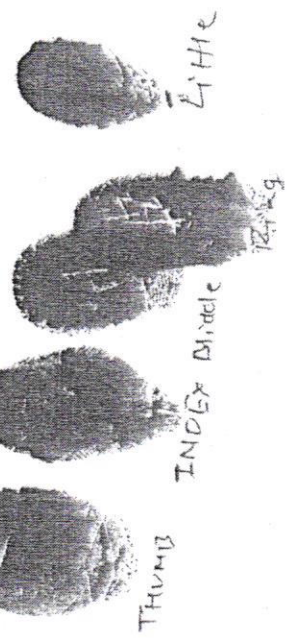




सम्पत्ति का मूल्य  
133,98,100/-  
स्टाम्प... 2.4.4.1.000/... स्वपये

हस्ताक्षर  
24/8/21

मार्ग दर्शिका पंजी से मिलान किया  
कसबा का नाम दर/वर्ग फीट. 2143/471  
पक्का जमान का दर/वर्ग फीट.  
फतेह का दर/वर्ग फीट.  
24/8/21



GIFT DEED

The Deed of Gift is Executed On 24th Day of August, 2021 A.D. at Ranchi.  
BY

SHARDA BUDHIA, Date of Birth: 05/01/1946, wife of Late Gyan Prakash Budhia, Daughter of Late Satya Narayan Khemka, Granddaughter of Late Babulal Khemkha, by Occupation Home maker, by Caste - General, (Uncovered from CNT - ACT- 1908), resident of Missir Gonda, Gyanodaya Gonda Town, Kanke Road, District Ranchi, State Jharkhand (hereinafter called the DONOR) of the FIRST PART.

UID- 524658759471, PAN- AAYPB8367K, MOB- 8294705458  
IN FAVOUR OF

NEERAJ BUDHIA, Date of Birth 31/08/1968, son of Sharda Budhia and Late Gyan Prakash Budhia, Grandson of Late Ganga Prasad Budhia, by Caste General, (Uncovered from CNT - ACT- 1908), by Occupation Business, resident of Missir Gonda, Gyanodaya Gonda Town, Kanke Road, District Ranchi, State Jharkhand (hereinafter called the DONEE) of the OTHER PART.

UID- 9142 3504 2980; PAN- ABAPB2646L; MOB- 9471161116

For PANCHRATNA PROMOTERS PRIVATE LIMITED

गैर मजसुवा प्रतिबंधित सूचि से  
खाता... 133.6... फॉट... 589  
का मिलान किया दर्ज नहीं किया  
24-8-21

1 दिवस में महीना...  
दि. 3.8.17

Shardaly  
24.08.2021

DIRECTOR

The expression DONOR and DONEE shall unless repugnant to or expressly excluded by the subject or context below mean and include their respective heirs, executors, administrators, successors-in-interest, legal representatives and assigns

**WHEREAS**, the Donor is the absolute owner in possession of the residential land under Khata No. 136, R.S. Plot No. 589, measuring an area 1 Acre 50 Decimal, situated at Village- Gari, P.S. Ranchi, Thana No. 194, District Ranchi, State Jharkhand having Municipal Holding No. 0060001009000F2 within Ward No. 6 of Ranchi Municipal Corporation, Ranchi which is more-fully described in Schedule-A below.

**AND WHEREAS**, land under Khata No. 136, Plot No. 589, measuring 4 Acre 61 Decimal situated at Village- Gari, P.S. Ranchi, Thana No. 194, District Ranchi, State Jharkhand is recorded in the Revisional Survey records of rights in the name of Sanicharwa Oraon and others as Kayamee.

**AND WHEREAS**, the aforesaid land was sold by erstwhile owner to Abdul Rauf Khan son of Fateh Mohammad Khan in the year 1931 and after purchasing the property Abdul Rauf Khan came in continuous position over the land in question and thereafter transferred the same to Thakur Prasad Chaurasia son of Late Babu Deo Narayan Ram Chaurasia vide Regd Sale Deed No. 4429 dated 26.06.1964, registered before the District Sub Registrar Ranchi and entered in Book I, Volume 28, Pages 383 to 388, for the year 1964.

**AND WHEREAS** Thakur Prasad Chaurasia son of Late Babu Deo Narayan Ram Chaurasia mortgaged the land under Khata No. 136, R.S. Plot No. 589, measuring an area of 1 Acre 50 Decimal to Bihar State Financial Corporation vide Registered Mortgage Deed No. 8851 dated 20.12.1966 for securing loan, for setting up of a cold storage over the said property.

**AND WHEREAS**, Thakur Prasad Chaurasia son of Late Babu Deo Narayan Ram Chaurasia, committed defaults in payment of said loan as a result of which the said property was sold by Bihar State Financial Corporation to Shri Gyan Prakash Budhia son of Shri Ganga Prasad Budhia vide registered Sale Deed No. 5366 dated 28.04.1984, registered before the District Sub Registrar Ranchi in the year 1984. Thereafter Shri Gyan Prakash

S. B. S. S. S.  
24.08.2025

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

Budhia got his name mutated in the Circle Office Town Anchal Ranchi vide Mutation Case No. 3190R27/1990-91 and started paying rent to the State. Holding No. 0060001009000F2 within Ward No. 6 of Ranchi Municipal Corporation exists in the name of Gyan Prakash Budhia.

**ANDWHEREAS**, Gopal Oraon son of Ropna Oraon, being the grandson of Khatiyani Raiyat, filed a case being S.A.R. Case No. 78/1998-99 under Section 71/A of the C.N.T. Act for restoration of land before the Learned Court of Special Officer, Schedule Area Regulation, Ranchi in which the Learned Court after recording the evidence and hearing the parties was pleased to regularize the land in favour of Shri Gyan Prakash Budhia on payment of compensation. The Compensation amount has already been paid and the land measuring an area 1 Acre 20 Decimal has been regularized in favour of Gyan Prakash Budhia son of Late Ganga Prasad Budhia.

**AND WHERAS**, Gopal Oraon son of Ropna Oraon, preferred an appeal against the order dated 08.02.2000, passed in S.A.R. Case No. 78/1998-99, before the Learned Deputy Commissioner, Ranchi against Shri Gyan Prakash Budhia, which was finally dismissed vide order of the Deputy Commissioner dated 04.07.2002.


**AND WHERAS**, Shri Gyan Prakash Budhia died on dated 19.04.2021, leaving behind his wife Sharda Budhia, as his legal heirs and successors

**AND WHEREAS**, Sharda Budhia after inheriting the land along with dilapidated residential building structure, shed, cold storage office room, cold storage store room etc. and coming in peaceful possession got her name mutated in the Circle Office Baragain Anchal Ranchi vide Mutation Case No. 1036R27/2021-22 dated 12.08.2021 and paid Revenue Rent to the state having rent receipt No. 0977750507 dated 12.08.2021.

**AND WHEREAS** in consideration of natural love and affection which the DONOR had and still have for the DONEE who is the biological son of the Donor and the DONOR hereby grant, convey, transfer, give and assure UNTO AND TO the use of the DONEE freely and voluntarily, the said property morefully described in the Schedule below and also shown in RED WASH in the map annexed hereto and delivered possession of the same unto and in favour DONEE to have and hold the same for her sole use and benefit

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

  
24.08.2021

absolutely and forever.

AND WHEREAS the DONEE accepts the gift of said property morefully described in the Schedule below and also shown in RED WASH in the map annexed hereto as testified by her being a party hereto. The estimated value of the property in accordance with the approved government rate is Rs. 1,35,56,075/- (Rupees One Crore Thirty Five Lakhs Fifty Six Thousand Seventy Five) only and the stamp duty and registration fees for the purpose of registration of this deed of gift is being paid thereon. As of now the building structure over the said property is in dilapidated condition and the same is being used for residential purposes.

**NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS :-**

1. That in pursuance of the natural love and affection, the property morefully described in Schedule below is being conveyed, transferred and alienated by way of gift, free from all encumbrances, charges, liens and litigations whatsoever of the said property by putting DONEE in possession over the same.
2. That the DONOR herein convey and transfer all their rights, liberties, pathways, easements and all privileges appertaining to said property in favour of DONEE to have and to hold the same absolutely and unconditionally and forever.
3. That DONOR hereby covenant that the said property described in the Schedule below hereby conveyed by way of gift is free from all encumbrances, charges and litigations whatsoever and the DONOR have not given rise to any such act whereby the said property may be a subject matter of attachment or acquisition or any sort of litigation.
4. That the DONOR hereby further covenant with the DONEE that the DONEE shall from the date of execution of this indenture peacefully hold and enjoy the said property as lawful owner without any hindrance, interruption, claim or demand by or from the DONOR or any other person or persons claiming under the DONOR.
5. That the DONOR hereby also covenants with the DONEE that she and all persons claiming under her shall and will from time to time at the cost and upon the request of DONEE do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly placing her in possession of the said

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24.08.2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

property according to the true intent and meaning of these present.

6. That the DONOR on the day of execution of this deed put the DONEE in possession over the said property morefully described in the Schedule below and also shown in RED WASH in the map annexed hereto forming part of this indenture.
7. That it is further covenant by the DONOR that the DONEE will be at liberty to get his name mutated with respect to the said property in the concerned office and the DONOR undertakes to make her presence available before all the authority as and when occasion arises.
8. That it is declared by the DONOR that the said property is neither a Gairmajrua land nor tribal land as on date and it has not been notified for acquisition by the State/Central govt. and beside this there is no prohibitory order which may create any obstruction towards its transfer.
9. That it is also declared that the DONOR is in proper mental and physical condition to executed this deed and this transaction has taken place with the free consent of DONOR, without any coercion, undue influence, fraud or misrepresentation from any corner.


SCHEDULE-A

All that part and parcel of residential land with dilapidated building structure under Khata No. 136, R.S. Plot No. 589, measuring an area 45 Decimal out of 1 Acre 50 Decimals, situated at Village- Gari, P.S. Ranchi, Thana No. 194, District Ranchi, State Jharkhand having Municipal Holding No. 0060001009000F2 within Ward No. 6 of Ranchi Municipal Corporation, Ranchi as shown in the RED WASH in the map attached to this deed and which is bounded and butted as follows:-

- North :- Part Plot of Sharda Budhia (Gifted to Sri Vishnu Kant Khemka)  
South :- Part Plot of Sharda Budhia (30 Decimals)  
East :- Land of Sanicharwa Oroan, R.S. Plot No. 601  
West :- Cheshire Home Road.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

  
24.08.2021

Details of Constructions:-

1.	Whether the building is kucha or pucca	Pucca
2.	If it is pucca then whether its Khaparposh or conventional or RCC Roof.	Having Asbestos Roof
3.	Number of floors	Only Ground Floor
4.	The year of construction	1966-67
5.	Statement regarding quality of electrical and Other fittings of the building.	Average
6.	The Area where the building is constructed and its use residential, Commercial industrial.	45 Decimals
7.	Whether the building in question was let out on rent.	No
8.	Value of Construction: <u>530 Sq.Ft.</u>	Rs. 11,35,800/- ✓
9.	Value of land measuring an area <u>45</u> decimals more or less	Rs. 1,22,62,300/- ✓
10.	Total Value	Rs. 1,33,98,100/- ✓

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24-08-2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR

CERTIFICATE

THIS IS TO CERTIFIED that the land which is subject matter of these present and mentioned in the Schedule is not Govt Land. The same was never acquired by the Government for military purpose nor it is Bhoodan Land. The property mentioned is outside from forest area limit and does not belong to C.C.L., B.C.C.L., H.E.C. or E.C.L. IT IS FURTHER CERTIFIED that the land at present does not belong to AdivasiKhata nor connected with any member of Schedule Tribe or Schedule Caste or Backward Class under the CNT Act and this land is free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hatgari, Sarna, Pahní, KhasMahal, Khuntkatti, Hargarhi, Fodder Scam or Land Scam land.

The DONOR are not members of Schedule Tribe, Schedule Caste and Backward Class within the purview of Section 46(6) of the CNT Act

IN WITNESS WHEREOF the said DONOR and the DONEE have hereto set and subscribed their signatures and delivered in the presence of witnesses as present the day, month and year first above written.

WITNESSES

1. Vishnu Kant Kanungo  
S/o date S. M. Kanungo 24-08-2021  
509, Panchwati Apts.  
Basant Vihar  
Kankar Road - Kankar

*S. B. Singh*  
DONOR 24-08-2021

2. Nela Khemra  
24-08-2021  
D/o Vishnu Kant Kanungo  
509, Panchwati Apts.  
Kankar Road Kankar

*Neeraj Bhatia*  
24-08-2021






Gift accepted by me  
DONEE

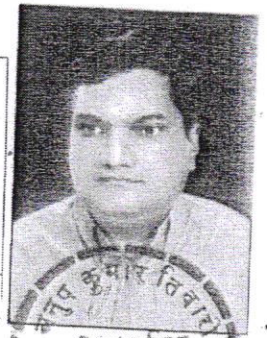
For PANCHRATNA PROMOTERS PRIVATE LIMITED

*17-11*  
\_\_\_\_\_  
DIRECTOR

DONEE'S SIGNATURE WITH PHOTOGRAPH

Neeraj Budhia  
24-08-2021

				
Little	Ring	Middle	Index	Thumb



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



*[Signature]*  
24-08-2021

Drafted by:- *[Signature]*  
24-08-2021

Typed by:- *[Signature]*

For PANCHRATNA PROMOTERS PRIVATE LIMITED

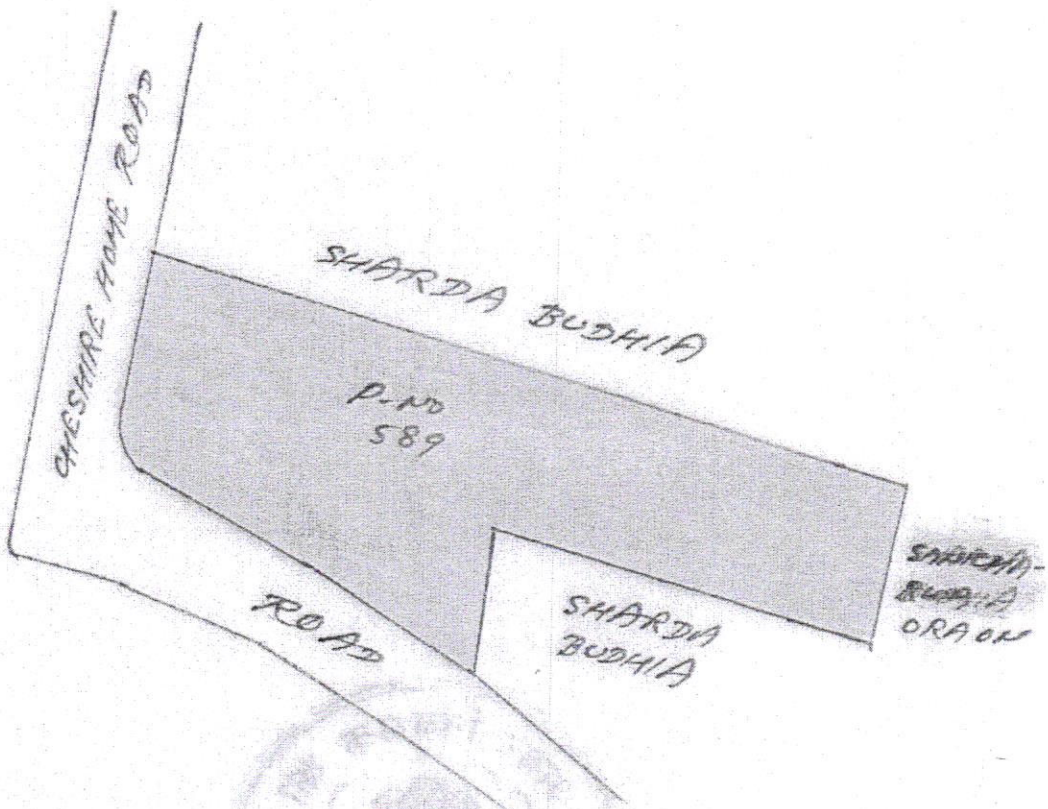
*[Signature]*  
DIRECTOR

*[Signature]*  
24-08-2021



VILAGE GARI  
THANA NO-194  
P.S. SADAR, DIST. PANDELI  
PLOT NO 589  
SHOWS IN PWD WORK

AREA  
A-DBL  
0-45



*[Signature]*  
 24.08.2021

1308/2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*[Signature]*  
 DIRECTOR

*[Signature]*



## Pre Registration Docket

Date :- 24-08-2021 12:04 pm

Appoinment :- 24-Aug-2021 Time:- 13:39

Office Name :- SRO - Ranchi  
Token No:- 20210000089268

Article	Gift
Pre Registration Date	23-Aug-2021
No. Of Pages	79
Stamp Duty	844081
Paid Stamp Duty	0
Total Fees	₹ 4,06,317.

Property Id: 576408

Valuation No. : 772353 / 2021	:- 2021-2022	User Id : 3516	Date : 24-August-2021 12:34:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban <input checked="" type="checkbox"/>	Corporation : Ranchi Municipal Corporation Gari		Village/City : Gari
Gari Word No 6 - Other Road			
Volume Number - 29			
Page Number - 95			
Holding Number - 0060001009000F2			
Khata Number - 136			
Plot Number - 589			
Construction Type :PUCCA			
<b>Property Rates</b>			
Residential construction (N)			
<input checked="" type="checkbox"/> ₹2143/- Square Feet			
Valuation Rule : Residential Construction			
<b>Property Details</b>			
1	Land area		
2	Area of Constructed Property		45 Decimal
3	Have Depreciation certificate		530 Square Feet
4	Age		No
5	Certificate number		51 to 60 years
6	Residential Usage Type		0
7	GST NUMBER		House
8	Builder Name		
9	Builder Address		
<b>Calculation Details</b>			

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 45 x 272495=12262275	₹1,22,62,275/-
2	Constructed Property Valuation	1. 530 x 2143=1135790	₹11,35,790/-
<b>A</b>	<b>Total</b>		<b>₹1,33,98,065/-</b>
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			<b>₹1,33,98,100/-</b>
<b>Total Amount in Words : One Crore Thirty Three Lakhs Ninety Eight Thousands One Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: LAND OF SANICHARWA ORAON R.S. PLOT NO. 601, West: CHESIRE HOME ROAD, South: PART PLOT OF SHARDA BUDHIA (30 DECIMALS), North: PART PLOT OF SHARD BUDHIA (GIFTED TO SRI VISHNU KANT KHEMKA)
Area	Land area : 45.00 Decimal, Area of Constructed Property : 530.00 Square Feet, Have Depreciation certificate : No , Age : 51 to 60 years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 834009
Government/Market Value	13398065
Transaction Amount	-

DONEE	<b>-Mr. NEERAJ BUDHIA, Address - MISSIR GONDA GYANODYA GONDA TOWN KANKE ROAD RANCHI- ,Father/Husband Name LATE GYAN PRAKASH BUDHIA , PAN No.- *****646L,Permission Case No.- , Aadhaar No. *****2980</b>
DONER	<b>-Mrs. SHARDA BUDHIA, Address - MISSIR GONDA GYANODAYA GONDA TOWN KANKE ROAD RANCHI- ,Father/Husband Name LATE SATYA NARAYAN KHEMKA , PAN No.- *****367K,Permission Case No.- , Aadhaar No. *****9471</b>

Witness Information	<b>Mr. VISHNUKANT KHEMKA , Address - 509 PANCHWATI LANE BASANT VIHAR KANKE ROAD RANCHI-, Father/Husband Name- LATE SATYANARAYAN KHEMKA</b>
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Identifier Details	<b>Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI-, Father/Husband Name-GANESH AGARWAL</b>
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Fee Rule:Gift Deed		
1	Stamp Duty	8,44,081

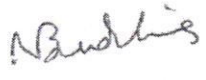
1	SP	2,370
<b>Total</b>		<b>2,370</b>

Fee Rule:Gift Deed		
1	A1	4,01,943
2	E	2,000
3	LL	3
4	PR	1
<b>Total</b>		<b>4,03,947</b>

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR



## Document Registration Summary 1

Date :-24-Aug-2021

- Government/Market Value: ₹13398100/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹844100 /-

Receipt : 522341

Receipt Date : 24-08-2021

Presenter Name: -

On Date 24-08-2021 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

E	₹2000
PR	₹1
SP	₹2370
LL	₹86
A1	₹401943
Stamp Duty	₹844100

<b>Total</b>	<b>₹1250500</b>
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	844081	844100	-19	GRAS	NeerajBudhia	GRN Number : 2107138765 DEPT Transaction Id : 9213dd699d8bb34ea90b Transaction Type :	844100
E	2000	2000	0	GRAS	NeerajBudhia	GRN Number : 2107135899 DEPT Transaction Id : 06182ae2a68f6a695761 Transaction Type :	2000

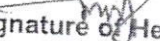
For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR

PR	1	1	0	GRAS	NeerajBudhia	GRN Number : 2107135899 DEPT Transaction Id : 06182ae2a68f6a695761 Transaction Type :	1
SP	2370	2370	0	GRAS	NeerajBudhia	GRN Number : 2107135899 DEPT Transaction Id : 06182ae2a68f6a695761 Transaction Type :	2370
A1	401943	401943	0	GRAS	NeerajBudhia	GRN Number : 2107135899 DEPT Transaction Id : 06182ae2a68f6a695761 Transaction Type :	401943
LL	3	86	-83	GRAS	NeerajBudhia	GRN Number : 2107135899 DEPT Transaction Id : 06182ae2a68f6a695761 Transaction Type :	86
Sub Total	1250398	1250500	-102				

Article : Gift Number of Pages : 158

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
DIRECTOR



## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20210000089268

Deed Type	Gift
Number of Pages	158
Fee Details	Stamp Duty :- Rs. 844081, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 2370, A1 :- Rs. 401943, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.13398065/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Other Road, Gari Word No 6 Property Boundaries :- East: LAND OF SANICHARWA ORAON R.S. PLOT NO. 601, West: CHESIRE HOME ROAD, South: PART PLOT OF SHARDA BUDHIA (30 DECIMALS), North: PART PLOT OF SHARD BUDHIA (GIFTED TO SRI VISHNU KANT KHEMKA) Volume Number - 29 Page Number - 95 Holding Number - 0060001009000F2Khata Number - 136 Plot Number - 589 Area Of Land :- 45.00 Decimal 530.00 Square Feet

Sh./Smt.SHARDA BUDHIA s/o/d/o/w/o LATE SATYA NARAYAN KHEMKA  
has presented the document for registration in this office  
today dated :- 24-Aug-2021 Day :- Tuesday Time :- 15:52:58 PM



SHARDA BUDHIA(Individual)

Party Name	Document Type	Document Number
SHARDA BUDHIA	PAN/UID	AAYPB8367K

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

  
DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHARDA BUDHIA Address1 - MISSIR GONDA GYANODAYA GONDA TOWN KANKE ROAD RANCHI, Address2 - ,,, Jharkhand PAN No.: AAYPB8367K				DONER Age:75			
2	NEERAJ BUDHIA Address1 - MISSIR GONDA GYANODYA GONDA TOWN KANKE ROAD RANCHI, Address2 - ,,, Jharkhand PAN No.: ABAPB2646L, Permission Case No.-	Yes	NEERAJ BUDHIA Address:- Gyanodaya, , KANKE ROAD, GONDA TOWN, Misirgonda, Alias Pahargonda, , Ranchi, 834008, , Jharkhand, India		DONEE Age:52			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SUNIL GOYAL S/o-D/o GANESH AGARWAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - ,,, Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VISHNUKANT KHEMKA Address1 - 509 PANCHWATI LANE BASANT VIHAR KANKE ROAD RANCHI, Address2 - Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

DIRECTOR

Token No.: 20210000089268

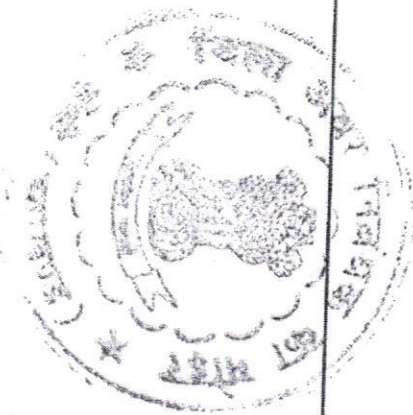
## CERTIFICATE

Office of the SRO - Ranchi

This Gift was presented before the registering officer on date 24-Aug-2021 by SHARDA BUDDHA, S/O, D/O, W/O LATE SATYA NARAYAN KHEMKA resident of MISSIR GONDA GYANODAYA GONDA TOWN KANKE ROAD RANCHI, .  
This deed was registered as Document No.: 2021/RAN/6489/BK1/5873 in Book No :- BK1, Volume No :- 779 from Page No :- 265 to 422 at, office of SRO - Ranchi

Date:- 24-Aug-2021

Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

1/1

DIRECTOR