

3510

5208



झारखण्ड JHARKHAND

055925

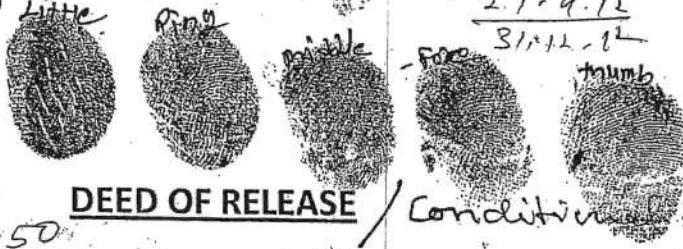


ताप संहिता  
नवीम, रांच  
ब नं-35/06

1. नवीम पत्रिका के अन्तर्गत प्रकाशित  
रेन-सी एक्ट 1947 को धरा 55... के अंतर्गत  
भारतीय स्टाम्प अधिनियम 1899 के अन्तर्गत  
1 या 1 का सं... के अधीन यथा-...  
(स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
आपेक्षित नहीं)

Panchratna  
PRIME

निबंधन पदाधिकारी  
शहरी क्षेत्र-3, कान्के, रांची  
27.9.12  
31.12.12



Deed of Release or Conditional  
Full Stamp & Fee Sale  
S. Ran 156531  
12.4.50  
1950000

**DEED OF RELEASE / Conditional Sale.**

THIS DEED OF RELEASE is made on the 27<sup>TH</sup> day of September 2012

BETWEEN

Gyan Prakash Budhia son of Late Ganga Prasad Budhia, by caste Agarwal, by  
faith Hindu, by nationality Indian, resident of Gyanodaya, Kanke Road, Ranchi,  
Police Station Gonda, District Ranchi (Jharkhand) (hereinafter called the  
RELEASOR which terms and expression excluded by or repugnant to the  
subject or context shall mean and include his heirs, successors, assigns, legal  
representatives, executors and administrators) of the one part. by Caste, Agarwal

PAN - ABAPB - 2644J.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR

का 16 रांके रांची (झारखण्ड)  
27/9/12

Stamp 78000  
4/12/12



झारखण्ड JHARKHAND

055926

2

AND



Smt. Anjana Khemka wife of Sri Vishnu Kant Khemka, by caste Agarwal, by faith Hindu nationality Indian, resident of 509, Panchwati Apartment, Basant Vihar, Kanke Road, Ranchi, Police Station Gonda, District Ranchi (Jharkhand) (hereinafter called the RELEASEE which terms and expression excluded by or repugnant to the subject or context shall mean and include her heirs, successors, assigns, legal representatives, executors and administrators) of the second part. by ask. PAN-ABTPK-1880A.

27/9/12  
Ranchi

WHEREAS the RELEASEE purchased out of her own fund and stridhan in the name of RELEASOR all that piece and parcel of land measuring 7 kathas 8 chhataks 25 square feet more or less being portion of Revisional Survey plot no. 1827 marked as sub plot no.1827L and Municipal Holding no.224/A-11 corresponding to portion of Municipal Holding no.224 situated at village Misir Gonda alias Pahar Gonda, P.S. Ranchi (now Gonda), District Ranchi from Smt. Padmawati Goyal wife of Sri Bidya Bhusan Gupta alias Vidyadhar Goyal

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratula More

DIRECTOR



055927

3

through her constituted attorney Shri Bidya Bhushan Gupta son of Late Jagannath Gupta by virtue of registered deed of sale dated 16.09.1981 registered before the Registrar of Assurances, Calcutta and entered in Book no.1, volume no.369, pages 265 to 275 being deed no.7844 for the year 1981 for a valuable consideration and the RELEASEE came into possession since the date of purchase.

AND WHEREAS the entire consideration money for purchase of the aforementioned property was paid and provided by the RELEASEE out of her own funds and stridhan.

AND WHEREAS the RELEASEE is in peaceful possession of the aforementioned property since the date of purchase.

AND WHEREAS the title deed and municipal tax receipts etc. with respect to the aforementioned property always remained in the custody of the RELEASEE.

AND WHEREAS the husband of the RELEASEE is the full blood brother of the wife of the RELEASOR.

श्री बिद्या भुशान गुप्ता  
27/9/12

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR



झारखण्ड JHARKHAND

214101

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AND WHEREAS the RELEASEE is the absolute owner of the  
aforementioned property more fully described in the schedule to this deed  
and delineated in the map attached forming part of this deed.

AND WHEREAS in order to avoid any future dispute the RELEASOR  
considered it necessary to execute and get registered this Deed of Release in  
favour of the RELEASEE.

AND WHEREAS this Deed of Release is being executed on non-judicial  
stamp paper according to the value fixed by the Government.

NOW THIS DEED OF RELEASE WITNESSETH and the parties mutually agree as  
follows:-

1. That the RELEASOR doth hereby declare that the RELEASEE who  
purchased out of her own fund and stridhan in the name of the  
RELEASOR all that piece and parcel of land measuring 7 kathas 8  
chhataks 25 square feet being portion of R.S. plot no. 1827 marked  
as sub plot no. 1827/L of khata no. 359 corresponding to Municipal  
holding no. 224/A-11 within old ward no.1-B, New Ward No. 02

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Ratnesh More

DIRECTOR

27/9/12  
2012



झारखण्ड JHARKHAND

214102

5

of the Ranchi Municipal Corporation situated at Misir Gonda alias Pahar Gonda, P.S. Ranchi (now Gonda), District Ranchi in the State of Jharkhand more fully described in the schedule to this deed and delineated in red wash in the map attached forming part of this deed from Smt. Padmawati Goyal through her constituted attorney Sri Bidya Bhusan Gupta by virtue of registered deed of sale dated 16<sup>th</sup> of September 1981 registered before the Registrar of Assurances Calcutta being deed no.4844 and over which the RELEASEE is coming in peaceful possession since the date of purchase shall continue to be held, owned and possessed by the RELEASEE as an absolute owner thereof without any let, hindrance, interruption, claim or demand by or from the RELEASOR or any person claiming through or under him.

2. That the RELEASOR doth hereby relinquish his right, title and interest, if any with respect to aforementioned property in favour of the RELEASEE.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prabhu More

DIRECTOR

श्री ६ राकेश कुमार गुप्ता 27/9/12



214103

6

3. That the RELEASEE shall be entitled to erect building and other structures, to sale or mortgage or let out, get well or wells excavated, plant trees and garden and use the land in any manner she likes.
4. That the RELEASEE shall be entitled to get her name mutated with respect to aforementioned property in the Circle Office, Town Anchal, Ranchi as well as in the Ranchi Municipal Corporation or wherever necessary and shall pay rent and taxes in her name .
5. That this deed of release is being executed voluntarily out of sweet free will without any fraud, coercion, undue influence and misrepresentation from any corner.
6. That the original of this deed of release shall be retained by the RELEASEE who shall be entitled to produced the same before any authority or court as and when required.

श्री 6 प्रकाश/प्रिया  
27/9/12

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratula Mone

DIRECTOR

SCHEDULE

All that piece and parcel of land measuring 7 kathas 8 chhataks 25 square feet being portion of R.S. plot no. 1827 marked as sub plot no. 1827/L of khata no. 359 corresponding to Municipal holding no. 224/A-11 within old ward no. 1-B, New Ward No. 02 of the Ranchi Municipal Corporation situated at Misir Gonda alias Pahar Gonda, P.S. Ranchi (now Gonda), <sup>vi dyapad' Nagr</sup> District Ranchi in the State of Jharkhand lying within the District Registration Office, Ranchi and District Sub Registration office, Kanke, Ranchi and delineated in red wash in the map attached forming part of this deed and bounded and butted as follows:- *Area - 12.45 Dismil.*

North : Ram Kumar Ratanlal (Sub-plot no. 1827K).  
 South : Sachita Devi (Sub plot no. 1827 M).  
 East : Vendor's remaining portion of plot no. 1827.  
 West : Kanke Road.

Value for the purpose of stamp duty - Rs.19,49,000/- according to the value fixed by the Government

IN WITNESS WHEREOF the RELEASOR and the RELEASEE have put their respective signature on date, month and year above written after fully understanding the contents of this *Deed of Release*,

WITNESSES:

1. *Yogindra Prasad*  
 Son of *Hiraman Prasad*  
 Lower *Kaxantali Ahir*  
*-tali Ranchi*

Signature of RELEASOR






*राज कान्हा प्रसाद*  
 27/9/12

2.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratibha More*

DIRECTOR

Thumb	Fore	Middle	Ring	Little
				



निबंधन विभाग, झारखंड  
रांची शहरी क्षेत्र 3  
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 43

Token Date/Time: 31/12/2012 15:01:02

Document Type	Sale Deed	Presenter	Gyan Prakash Budhia	Date of Entry	31/12/2012
Presenter Name & Address	Gyanodaya Kanke Road	Gonda Ranchi		Total Pages	22
Stampable Doc. Value	1949000	DOE		Book	1
Document Value	1949000	Stamp Value	78000	CNO/PNO	
Special Type		Serial No.			
Remarks / Other Details	Sp=1827/L				

## Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Ranchi Shahar	191	2	Misirgonda / Vidhyapati nagar	359	1827	RSP	224/A-11	MR_RES	12.45 Decimal	1948810.95

## Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

## Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Gyan Prakash Budhia	Late Ganga Prasad Budhia	Business	Other	Abapb2644j	Gyanodaya Kanke Road Gonda Ranchi
2	VENDEE	Anjana Khemka	Vishnu Kant Khemka	H Wife	Other	Abtpk1880a	509 Panchwati Apartment Basant Vihar Kanke Road Gonda Ranchi
3	Identifier	Jogendra Prasad	Hiraman Prasad	Taid	Other	Not Req.	Karam Toli Ranchi

## Fee Details:

SN	Description	Amount
1	A1	58,470.00
2	SP	330.00
Total		58,800.00

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्त ..... श्री गंगेश्वर बुधिया ..... ने इस दस्तावेज के निष्पादन का मेरे समक्ष स्वीकार किया

जिसकी ..... श्री गजेन्द्र प्रसाद ..... पिता ..... श्रीरामन प्रसाद ..... प्रस्तुतकर्ता का हस्ताक्षर

नियासी ..... श्री गजेन्द्र प्रसाद ..... पेशा ..... गाइड ..... ने की।

डाटा इंद्रि ऑफिस का हस्ताक्षर  
31/12/12  
निबंधन पदाधिकारी का हस्ताक्षर

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

श्री गंगेश्वर बुधिया  
31/12/12  
Jogendra Prasad

Signature of RELEASEE



Anjana

May 27/9/12 Anjana Khemke  
27-9-2012

नविपमरिणित  
भानु प्रताप साहु  
दस्तावेज नवीम.रांची  
बाइसेल नं०-35/06

Thumb	Fore	Middle	Ring	Little

Typed by :

Anand Kumar Singh  
Gen. MCO New Clerk  
A. N. 530817011

Certified that the fingerprints of the Left Hand of each person whose photograph is affixed in the document have been obtained by me or before me.

May 27/9/12  
May 27/9/12  
नविपमरिणित नवीम.रांची  
दस्तावेज नं०-35/06

Drafted By

भानु प्रताप साहु  
दस्तावेज लेखक  
नवीम रांची (झारखण्ड)

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR



निबंधन विभाग, झारखंड  
रांची शहरी क्षेत्र 3

Token No.43 Token Date: 31/12/2012 15:01:02  
Serial/Deed No./Year :3510/3208/2012  
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Gyan Prakash Budhia</b> Father/Husband Name:Late Ganga Prasad Budhia  (VENDOR) Gyanodaya Kanke Road Gonda Ranchi		
2	<b>Anjana Khemka</b> Father/Husband Name:Vishnu Kant Khemka (VENDEE) 509 Panchwati Apartment Basant Vihar Kanke Road Gonda Ranchi		
3	<b>Jogendra Prasad</b> Father/Husband Name:Hiraman Prasad (Identifier) Karam Toli Ranchi		

Book No. I  
Volume 144  
Page 567 To 588  
Deed No 3510/3208  
Year 2012  
Date 31/12/2012 15:41:57

District Sub Registrar

*[Handwritten Signature]*  
31/12/12

Signature of Operator

*[Handwritten Signature]*  
31/12/12

For PANCHRATNA PROMOTERS PRIVATE LIMITED

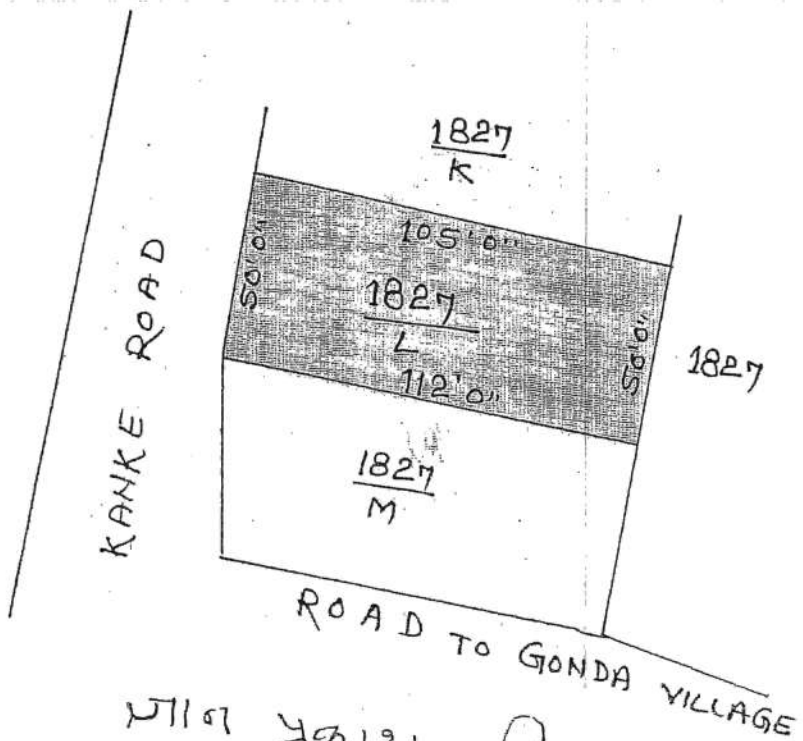
*Prateek More*

DIRECTOR



VILLAGE: MISIR GONDA  
THANA - GONDA  
THANA NO. 191  
DIST. RANCHI  
R.S. PLOT NO. 1827  
SUB PLOT NO. 1827/L  
SHOWN IN RED WASH

AREA  
K - CH - SFT.  
7 - 8 - 25



मिसर गोंडा ग्राम  
27/9/12

Copy by  
M

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More  
DIRECTOR

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती  
नाम रैयत मय वलिदयत जमाबन्दी  
वो सकुनत नम्बर।

Page No. : 32

Vol. No. : 18

Receipt No. : 0492983217

हेहल   मिसीरगोन्दा   191   RAJ KISHORE PRASAD, SHYAM KISHORE PRASAD		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
359	1827	0 एकड़ 12.39 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	10.00					10.00
गुजारी (भावली)	2.50					2.50
सेस	5.00					5.00
सूद	5.00					5.00
मुतफरकात	2.00					2.00
मीजान	24.50					24.50

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2021-2022)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					10.00	
गुजारी (भावली)					2.50	
सेस					5.00	
सूद					5.00	
मुतफरकात					2.00	
मीजान अदायकारी					24.50	

(१) मीजान कुल (लफजों में) : Twenty Four Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया - 24.50

तारीख अमला तहसील कुनिन्दा : 21-07-2021

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



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratulk More

DIRECTOR

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।



झारखण्ड सरकार

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शर्तिका-पत्र

CRSLP/14228942\_12/17/2019



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	हेहल	हल्का	हल्का-01
इस्टेट का नाम	झारखण्ड	भाग	वर्तमान(VOL)	पृष्ठ संख्या	वर्तमान	20	थाना न. 191

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाला भाग न. वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाला न. प्लॉट न. क्षेत्रफल	लगातार	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
8942	1817 /R27	मिसीरगोन्दा/ 191	राँची	(अंचलाधिकारी) 16/12/2019	By Sale	359 4	127	359 1827	12.45 डिसेमील	16/12/2019
										(अंचलाधिकारी)

क्रेता का नाम : (ANJANA KHEMKA पति- VISHNU KANT KHEMKA, जाति-----, पता-509 PANCHWATI APARTMENT BASANT VIHAR KANKE ROAD )

जमाबंदी रैयत का नाम : श्री गान प्रकाश बुधिया-पिता-श्री गंगा प्रसाद बुधिया

विक्रेता का नाम : GYAN PRAKASH BUDHIA, पति-LATE GANGA PRASAD BUDHIA, जाति-----, पता-GYANODAY KANKE ROAD GONDA RANCHI

राजस्व कर्मचारी हल्का-01 को आवश्यक कार्यवाही एवं सूचनाएँ हस्तान्तरित। यह एक कंप्यूटर जनित प्रतिलिपि है।

पह प्रपत्र केवल पार्थी की जानकारी के लिए है। इसका उपयोग किसी भी न्यायालय में साक्ष के रूप में नहीं किया जा सकता है।

PANCHRATNA PROMOTERS PRIVATE LIMITED

Approved By: DILBEER KUMAR  
अंचलाधिकारी हेहल

