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झारखण्ड JHARKHAND

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207566

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THIS DEED OF ABSOLUTE SALE is made and executed on this the 29<sup>th</sup> day of February, 2016 (TWO THOUSAND SIXTEEN) A.D. at RANCHI.

BETWEEN

**SETH JUHARMULL KHEMKA CHARITABLE TRUST, (IT PAN AAHTS2665N)** a registered Trust, registered under Section 34 of the Bihar State Religious Charitable Trust Act vide Registration No.2848, having its office at Morhabadi, P.S. Bariatu in the town and District of Ranchi, represented by and through its Trustees (1) **SRI RAM SWAROOP RUNGTA**, son of Late Ram Kumar Rungta, (2) **SRI SANJAY RUNGTA** son of Sri Ram Swaroop Rungta and (3) **SRI SUNIL KUMAR RUNGTA** son of Sri Ram Swaroop Rungta all by faith Hindu, by caste Agarwal, by occupation: business, resident of **PUSHPANJALI**, Karam Toli Chowk, Bariatu Road, Ranchi, P.S. Bariatu, District Ranchi, Bihar National, hereinafter called the "VENDOR" (which expressions shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include trustees, successive trustees, executors, heirs, successors, legal representatives, administrators, executors, assigns etc. of the said Trust) of the **ONE PART**;

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डिस्ट्रिक्ट काफिस, फॉर्म 60, फॉर्म 61  
 स्टेटा काफिस, फॉर्म 60, फॉर्म 61  
 मिलान किया। दर्ज नहीं किया।

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 भारत गणराज्य में न्यायिक दस्तावेज  
 कृपया इसे सावधानता से देखें

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SR43 01/12/2015

Non Judicial - worth Rs. 84000/-

Sold Smt Dilip Kumar and Anji Gupta

In the stamps of Rs. 25000x3 + 5000x1 + 1000x1

Ranchi Treasury, Ranchi



Signature of Sunashi Kaur  
29/2/16



29/2/16



107  
Signature of Dilip Kumar  
Signature of Anji Gupta  
Signature of Sunashi Kaur

29/2/16



*Prate*



little



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*Sudhesh Kumar S*



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*Sudhesh Kumar S*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

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AND

(1) SRI DILIP KUMAR son of SAHDEO SAW having I.T. PAN: AMPPK0557P, UID NO.7095 5945 8834, & (2) SMT. ARTI GUPTA wife of SRI DILIP KUMAR, having I.T. PAN: AHUPG1914A, UID NO. 2061 3989 7414, both by faith: Hindu, by Caste Teli, by occupation: Business & Housewife respectively, resident of MOHADDI NAGAR, BIHAR SHARIF, NALANDA (BIHAR) PIN-803101 Indian Citizens hereinafter called the "PURCHASERS" (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include his heirs, successors, legal representatives, administrator, executors, assigns, etc.) of the OTHER PART.

In this Deed unless the context otherwise demand the reference:-

- (i) Male gender shall mean and include the female gender and vice-versa.
- (ii) Singular shall mean and include plural and vice-versa.

WHEREAS the VENDOR owns and is seized and possessed of and otherwise well and sufficiently entitled to inter-alia all that piece and parcel of land hereditaments and premises admeasuring 9.91 (Nine point Nine One) Decimals of village Morabadi, Thana: Ranchi, now Bariatu., Thana No.192, situated at Mouza Morabadi within the locality known as "Asha Shree Garden Road" in the Town and District of Ranchi being portion of C.S. Plot Nos.194, 195, 196 and 201 corresponding to M.S. Plot No. 52, Marked as Sub-Plot No.52 (portion), Area 4.53 Decimals & C.S. Plot No.123 (portion) corresponding to M.S. Plot No.51, Area 5.38 Decimals of Old Ward No. 1 & New Ward No.3 of Ranchi Municipality, befalling in Sheet No.2 of Ranchi Municipality Map, now comprised within Municipal Holding No: 5 in Ward No. 3 of Ranchi Municipal Corporation together with boundary wall and all easements thereto and more particularly described in the SCHEDULE hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon and hereinafter referred to as the "SAID PROPERTY"; AND

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भारतीय भौतिक न्यायिक INDIA NON JUDICIAL

₹. 25000

पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

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WHEREAS the SAID PROPERTY is out of and from the landed property having been dedicated to the VENDOR through and by virtue of a Registered Deed of Trust dated 11<sup>th</sup> September 1952 bearing No.3143 for the year 1952 and a deed of declaration cum Relinquishment dated 15.04.1989 of the office of the Registrar of Assurances, Calcutta and the SAID PROPERTY is held and possessed by the Vendor; AND

WHEREAS land of the aforesaid C.S. Plot Nos. 194, 195, 196 and 201, admeasuring 1.11 acre, 0.71 acre, 0.57 acre and 0.83 acre respectively of the said village Morabadi and the land of C.S. Plot No. 202 area 0.61 acre, C.S. Plot No.204 area 0.12 acre and C.S. Plot No. 205 area 0.50 acre of the said village Morabadi was once held, owned and possessed by Babu Keshaw Jee Shaychand as absolute owner thereof; AND

WHEREAS inter-alia, the said land of C.S. Plot Nos. 194, 195, 196 and 201 were recorded in Municipal Survey of Ranchi Municipality and published on 26<sup>th</sup> September 1929 comprised of 3 acre 788 Kari in the name of the said Babu Keshaw Jee Shavchand, by caste "Jain" Baniya resident of Hazra Street, Calcutta as Municipal Survey Plot No. 52 in Ward No. 1 & New Ward No.3 of Ranchi Municipality and the said M.S. Plot No. 52 befalls in Sheet No.2 of Ward No. 1 of Ranchi Municipality Map ; AND

WHEREAS the said Babu Keshaw Jee Shavchand through and by virtue of a Registered Indenture dated 27.06.1933 being No. 1537 for the year 1933 of the office of the District Sub-Registrar, Ranchi sold and transferred 4.45 acre of land including the aforesaid entire land of the aforesaid C.S. Plot Nos.194, 195, 196 and 201 corresponding to the aforesaid M.S. Plot No-52 of village Morabadi to Seth Juharmuli Khemka for valuable consideration and put him in khas, exclusive and effective possession thereof as absolute owner ;AND

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WHEREAS the said Seth Juharmull Khemka had also earlier acquired land of several R.S. Plots of village Morabadi through and by virtue of two different Registered Deed of Conveyance dated 07.08.1933 and 21.05.1936 of the office of the District Sub-Registrar, Ranchi being land of C.S. Plot No. 121(P), 123(P), 207, 206 and 203 total admeasuring 1.23 acre and R.S. Plot No.137A, 138A and 142 total admeasuring 1.79 acre respectively of the said village Morahadi from its rightful owner and came in peaceful and effective possession thereof as absolute owner. Besides the above, the said Seth Juharmull Khemka was also lawful owner and in possession of the landed property being R.S. Plot No. 141/11778 area 0.46 acre of Village Morabadi ; AND

WHEREAS the said Seth Juharmull Khemka died on about 19<sup>th</sup> day of 1947 leaving him surviving his two sons Sri Narayan Khemka and Sri Kalicharan Khemka. Subsequent to death of the said Seth Juharmull Khemka his aforesaid two sons being the coparceners of the joint family succeeded to the estate of the said Seth Juharmull Khemka ; AND

WHEREAS the said Sri Narayan Khemka and Sri Kalicharan Khemka alongwith Hanuman Prasad Dhanuka formed a Charitable Trust in the name and style of SETH JUHARMULL KHEMKA CHARITABLE TRUST and got the said Trust registered with the Registrar of Assurances, Calcutta vide Deed of Trust dated 11<sup>th</sup> September 1952 being No. 3143 for the year 1952 , entered in Book No.1, Volume No. 69 at pages from 247 to 254 of the office of Registrar of Assurances, Calcutta. The aforesaid land of R.S. Plot No.141/11778 (area 0.46 acre) and land of C.S. Plot No. 121 (portion), 123(portion), 207, 206, 203 total admeasuring 1.23 acre and land of R.S. Plot Nos. 137A, 138A, 142 total admeasuring 1.79 acre and C.S. Plot Nos. 194, 195, 196, 201, 202, 204, 205 total admeasuring 4.45 acre was dedicated to the said SETH JUHARMULL KHEMKA CHARITABLE TRUST by the said Sri Narayan Khemka and Sri Kalicharan Khemka through and by virtue of the said Deed of Trust dated 11<sup>th</sup> September, 1952 ;AND

*Banham Khemka*

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WHEREAS the said 1. Sri Kalicharan Khemka 2. Ratni Devi Khemka W/o Sri Kalicharan Khemka 3. Indra Prakash Khemka S/o Late Sri Narayan Khemka 4. Lalita Devi Khemka W/o Indra Prakash Khemka 5. Nand Lal Keshan S/o Late Laxmi Narayan Kesan and others, further included and amalgamated the remaining part and portion of the aforesaid C.S. Plot Nos. 194, 195, 196, 201, 202, 204 and 205 in the aforesaid Trust property of SETH JUHARMULL KHEMKA CHARITABLE TRUST vide a registered deed of declaration cum Relinquishment dated 15.04.1989 duly executed and registered before the District Sub Registrar, Kolkata and all right or interest of the Releaser into or upon the property was also vested/devolved up on the said Trust and thereafter, the said Trust having at their own expenses enclosed by compound walls the entire lands of the aforesaid C.S. Plot Nos. 194, 195, 196, 201, 202, 204 and 205 being their property exclusively and in severalty; AND

WHEREAS the Trustee Sri Narayan Khemka died on Kartik Sudi 12<sup>th</sup>, Shambat 2012 corresponding to English Calendar year 1954. One of the remaining Trustees, namely Sri Hanuman Prasad Dhanuka resigned from the trusteeship of the said TRUST; AND

WHEREAS the vendor also covenant with the purchaser and makes it clear that by virtue of a Registered Indenture dated 26<sup>th</sup> May, 1980, registered on 14.06.1980 in the office of the Registrar of Assurances, Calcutta, being No.1476 for the year 1980, entered in Book No. IV, Volume No. 57 at pages 46 to 50, Shri Nandlal Keshan was appointed as an outside Trustee of the said TRUST in place of and instead of Sri Hanuman Prasad Dhanuka. Shri Indra Prakash Khemka, son of Late Sri Narayan Khemka was appointed as Trustee of the said Trust instead and in place of the trustee his deceased father Sri Narayan Khemka and further among the member of the family of Late Juharmull Khemka, two person, namely Smt. Ratni Devi Khemka and Smt. Lalita Devi Khemka were appointed as new Trustees of the said Seth Juharmull Khemka Charitable Trust in conformity with and in accordance with the terms and conditions of the said Deed of Trust dated 11<sup>th</sup> September 1952; AND

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WHEREAS the Trustees of the aforesaid Trust, namely, Sri Kalicharan Khemka, Smt. Ratni Devi Khemka, Sri Indra Prakash Khemka, Smt. Lalita Devi Khemka and Sri Nand Lal Keshan expressed their desire not to continue to act as Trustees of the said Trust as it was not possible for them to go to Ranchi where the property of the said Trust are situated nor it was possible to employ sufficient member of guards to protect the property from Trespassers, Pursuant thereto a meeting of the Board of Trustees of Seth Juharmull Khemka Charitable Trust in presence of all other members of the family of Late Juharmulla Khemka was held on 15<sup>th</sup> April, 1989 and in the said meeting, other family members of Seth Juharmull Khemka were offered and requested to act as Trustees of the said Trust but none of them agreed to become Trustee(s) of the said Trust. Consequent thereto it was resolved in the said meeting and decided to appoint local persons or such other persons who may agree to become Trustees of the said Trust and to carry out the objects of the said Trust. Sri Ram Swaroop Rungta, Sri Mahavir Rungta and Sri Ram Chandra Rungta who were also invitees in the said meeting, shown their intention to become the trustees of the said Trust on certain terms and conditions, which were discussed in the said meeting and were accepted; AND

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WHEREAS an Indenture dated 15<sup>th</sup> April, 1989 was drawn by the Trustees of the said Trust and other members of the family of Late Seth Juharmull Khemka in accordance with the terms and conditions agreed upon by all of them in the said meeting dated 15<sup>th</sup> April, 1989 and the Trustees of the said Trust thereafter put in their resignation from the Trusteeship of the said Trust; AND

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WHEREAS thereafter resignation of the said Trustees Smt. Ratri Devi Khemka, Sri Indra Prakash Khema and Smt. Lalita Devi Khemka was accepted in the said meeting dated 15<sup>th</sup> April, 1989 and in their places the local person all professing Hindu religion, namely Sri Ram Swaroop Rungta, Sri Mahavir Rungta and Sri Ram Chandra Rungta respectively were appointed as new Trustees of the said Seth Juharmull Khemka Charitable Trust in conformity with and in accordance with the terms and conditions of the said Trust. Resignation of the said outside Trustee Sri Nand Lall Keshan was also accepted in the said meeting dated 15<sup>th</sup> April, 1989 and in so far as it relates to resignation of the remaining Trustee and Chairperson Sri Kalicharam Khemka was concerned, it was resolved in the said meeting that his resignation do stand accepted as soon as he signs the minutes of the said meeting dated 15<sup>th</sup> April, 1989 as chairman. In the minutes of the said meeting, the said Sri Kalicharan Khemka also signed as Chairman and thus, his trusteeship also stood accepted. In the said meeting it was also decided that office of the said Trust be shifted to the place of the new trustees. As asserted herein above that Kalicharan Khemka & others have also relinquished their remaining share in the aforesaid plot in favour of said Trust. Minutes of the said meeting dated 15<sup>th</sup> April, 1989 was signed by the outgoing trustees, new Trustees and also by other members of the family of Late Seth Juharmull Khemka; AND

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WHEREAS the office of the said Trust having Trustees Sri Ram Swaroop Rungta, & Sri Mahavir Prasad Rungta alias Mahavir Rungta and Shri Ram Chandra Rungta shifted at Ranchi and they were carrying on objects of the trust in terms of the said Deed of Trust dated 11<sup>th</sup> September, 1952; AND

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WHEREAS in the meeting of the Board of the Trustee of the said Trust by a resolution dated 04.01.1991 resolved and decided that 6.70 acre of land out of and from the entire landed property of the said Trust be sold for raising funds in order to meet the expenses on different items and apply the consideration money thereof for the purpose of objectives of the Trust as enumerated in the said Deed of Trust dated 11<sup>th</sup> September, 1952; AND

WHEREAS pursuant thereto the said Trust had applied on 08.04.1991 before the Special Officer, Bihar State Board of Religious Trusts, Patna whereby and where under the said Trust had sought for permission to sell the lands as detailed in the application, total admeasuring 6.70 acre of Village Morabadi – the landed property of the said Trust; AND

WHEREAS after due enquiry and being satisfied the Special Officer of the Bihar State Board of Religious Trusts, Patna accorded permission for sale of the Trust, Property viz. the aforesaid R.S. Plot No. 141/11778 (area 0.46 acre) C.S. Plot No.121 (portion, area 0.59 acre), C.S. Plot No.123 (portion, area 0.26 acre), C.S. Plot No.207 (area 0.02 acre) R.S. Plot No. 206 (area 0.08 acre), C.S. Plot No.203 ( area 0.28 acre), R.S. Plot No.137A (portion, area 0.30acre), R.S. Plot No.138A(portion, area 0.97 acre), R.S. Plot No. 142 (area 0.52 acre), and C.S. Plot No.194(area 1.11 acre), C.S. Plot No.195 (area 0.71 acre), C.S. Plot No.196 (portion, area 0.57 acre) C. S. Plot No. 201 (area 0.83 acre) ( all the said C.S. Plots formed M.S. Plot No. 52) total admeasuring 6.70 acre to the said Trust - Seth Jhuharmull Khemka Charitable Trust under Section 44 read with Section 28 (2) (i) of the Bihar State Religious Trust Act and accordingly a Letter No. 1933 dated 25.09.1991 was issued by the Bihar State Board of Religious Trust, Patna, to the said trust containing the factum of the aforesaid permission; AND

**WHEREAS** thereafter according to the aforesaid permission, the Special Officer, Bihar State Board of Religious Trusts vide letter dated 2266 dated 10.10.1991 made a reference to the learned Judicial Commissioner, Ranchi for according approval by the Court over the permission so accorded by the Bihar State Board of Religious Trusts to the said Trust - Seth Juharmull Khemka Charitable Trust for selling of the aforesaid land at a minimum price of Rs. 6000.00 per local Katha and at higher rate in order to ensure maximum income of said Trust in terms of provisions of the said Act including Section 44 read with Section 28 (2) (j) of the Bihar State Religious Trust Act, which reference was registered as Misc. Judicial Case No. 3 of 1992 of the Court of the Judicial Commissioner, Ranchi; AND

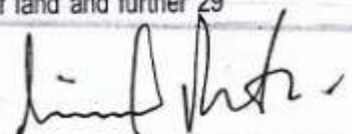
**WHEREAS** after hearing the said Trust, the Bihar State Board of Religious Trusts, the Government Pleader and making enquiry in detail, the learned Judicial Commissioner, Ranchi in terms of order dated 01.04.1992 passed in Misc. Judicial Case No. 3 of 1992 approved the decision of the Special Officer of the Bihar State Board of Religious Trusts with regard to sale of the aforesaid Trust property total admeasuring 6.70 acre as detailed under the aforesaid Letter No.1933 dated 25.09.1991 of the Bihar State Board of Religious Trusts, Patna ; AND

**WHEREAS** in the meeting of the Board of Trustees of the said Trust- Seth Juharmull Khemka Charitable Trust, held on 16<sup>th</sup> January, 2004 and 24<sup>th</sup> January, 2005, Sri Sanjay Rungta and Sri Sunil Kumar Rungta respectively are appointed as a new Trustees of the said Trust ; AND

**WHEREAS** the aforesaid Trustees Sri Ram Chandra Rungta tendered his resignation from the Trusteeship of the said Trust on 04.08.2005 and Sri Mahavir Prasad Rungta also tendered his resignation on 27.09.2005. Their respective resignation was accepted by the said Trust in the meeting of the Board of Trustees of Seth Juharmull Khemka Charitable Trust held on 12.08.2005 and 06.10.2005 respectively; AND

**WHEREAS** after acceptance of the aforesaid resignation, the said Trust has now three Trustees, namely, Sri Ram Swaroop Rungta, Sri Sanjay Rungta and Sri Sunil Kumar Rungta and they are in possession of the Trust property of the said Trust as Trustees thereof and they are carrying on and looking after objects of the said Trust and save and except them, no other person is trustee and/or in possession of or having title, interest and claim on and over the Trust property of the said Trust. In order to signify correctness of the said factum, the aforesaid elsewhere resigned outside trustees/retired trustees Sri Ram Chandra Rungta has signed in these presents as witnesses after going through these presents ; AND

**WHEREAS** the said Trust-Seth Juharmull Khemka Charitable Trust (the VENDOR) in pursuance of and on the strength of the aforesaid order of the Bihar State Board of Religious Trusts as contained in Letter No.1933 dated 25.09.1991 coupled with the order dated 01.04.1992 passed by the learned Judicial Commissioner, Ranchi in Misc. Judicial Case No.3 of 1992 sold and transferred inter-alia, 102.8 decimal of land and further 29



Katha 4 Chhatak 10 sq.ft. (equivalent to 48.37 decimal) of land both from and out of the aforesaid C.S. Plot Nos.194, 195 and 196 corresponding to M.S. Plot No. 52 (portion) of village Morabadi for valuable consideration through and by virtue of Deed of Sale being No.1217/1105 dated 09.06.2012, 1216/1104 dated 09.06.2012 and 1563/1442 dated 17.07.2012 to M/S. AJANTA FINANCIAL SERVICES LTD. and through and by virtue of Deed of Sale being No. 8884 dated 16.06.2006 to M/S. RUNGTA PROJECTS LIMITED respectively and put the said purchasers/transferees in possession of the land so sold to each of them. The VENDOR had sold the said land of 48.37 decimal and 102.8 decimal to the aforesaid purchasers from the property belonging to the Trust; AND

WHEREAS after the aforesaid sale, the said Trust-Seth Juharmull Khemka Charitable Trust (the VENDOR herein) is still in seisin of the landed property of C.S. plot Nos. 194, 195, 196 (portion) and 201 besides other landed property as absolute owner thereof in their own rights, title and interest including the rights, title acquired by prescription as absolute owner and the VENDOR has been coming in and enjoying quiet and peaceful possession of the said Trust property and in terms of the aforesaid orders of the Bihar State Board of Religious Trusts, Patna and the learned Judicial Commissioner, Ranchi, the VENDOR has exclusive and sole right to sell and transfer, inter-alia, the remaining land of C.S. Plot Nos.194, 195, 196 and 201 corresponding to M.S. Plot No. 52 (portion) & C.S. Plot No.123 (portion) corresponding to M.S. Plot No.51 (which has been dedicated and recorded in the Schedule of the said Deed of Trust and supplementary deed dated 15.04.1989) of Village Morabadi ; AND

WHEREAS demand of the said land of C.S. Plot Nos. 194, 195, 196 and 201 corresponding to M.S. Plot No. 52 & C.S. Plot no.123 (portion) corresponding to M.S. Plot No.51 of village Morabadi is running in the name of the VENDOR in the Sherista of the State and the VENDOR is paying rent to the State in respect of the said land in their own name and title and in turn, the State is going on to grant rent receipt to them; AND

WHEREAS the name of the VENDOR has also been mutated in the office of the Ranchi Municipal Corporation in respect of the said M.S. Plot No. 52 & M.S. Plot No.51 which has been assigned as Holding No.5 in ward No.3 by Ranchi Municipal Corporation, Ranchi. The VENDOR is going on to pay Municipal taxes etc. to Ranchi Municipal Corporation in respect of the said land in their own title and name and in turn, the Ranchi Municipal Corporation is going on to grant tax receipt to the VENDOR ; AND

WHEREAS the VENDOR in order to achieve its aim and object and pursuant to the aforesaid orders of the Bihar State Board of Religious Trusts and the learned Judicial Commissioner Ranchi, is desirous of selling **4.53 (Four point Five Three) Decimals** of land out of and from C.S. Plot Nos. 194, 195, 196, 201 corresponding to M.S. Plot No. 52 & **5.38 (Five point three eight) Decimals** out of and from C.S. Plot No.123 (portion) corresponding to M.S. Plot No.51 of Village Morabadi to mitigate urgent need of Trust. ; AND

WHEREAS on having come to know the intention and desire of the said Trust - Seth Juharmull Khemka Charitable Trust (The VENDOR hereto), the PURCHASER approached the VENDOR and negotiated for purchase of the said **9.91 (Nine point nine one) Decimals** of land (the SAID PROPERTY), more fully described in the SCHEDULE

*Ranchi Municipal Corporation*  
*Seth Juharmull Khemka*

hereunder written and all things attached to earth with all easements and inheritance thereto; AND

WHEREAS on the approach made by the PURCHASER, the VENDOR through its trustees has negotiated with the PURCHASER for sale of the SAID PROPERTY, i.e. all that piece and parcel of land and ground with messages tenements, hereditaments and premises and all things attached to earth containing by admeasurements **9.91 (Nine point nine one) Decimals** or thereabouts of village : Morabadi, Thana : Ranchi, now Bariatu, Thana No. 192, situated at Morabadi within locality known as "Asha Shree Garden Road" in the Town and District of Ranchi which appertains to C.S. Plot Nos. 194, 195, 196 and 201 corresponding to M.S. Plot No. 52, Marked as Sub-Plot No.52 (portion) and C.S. Plot No.123 (portion) corresponding to M.S. Plot No.51 of Ward No. 1 of Ranchi Municipality befalling in Sheet No.2 of Ranchi Municipality Map, now comprised within Municipal Holding No.5 in Ward No.3 of Ranchi Municipal Corporation together with boundary wall and all easements and inheritance thereto, morefully and particularly mentioned and described in the SCHEDULE hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon at and for a total consideration of **Rs.21,00,000/- (Rupees Twenty-One Lakhs only)** absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispendens, demands, liens and trusts of whatsoever nature and the PURCHASER has agreed to purchase the same at the said price, absolutely and forever;

**NOW, THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSETH** that in pursuance of the said agreement coupled with the order passed by the Bihar State Board of Religious Trusts as contained in Letter No. 1933 dated 25.09.1991 and approved by the learned Judicial Commissioner, Ranchi in terms of order dated 01.04.1992 passed in Misc. Judicial Case No. 3 of 1992 and in consideration of the sum of **Rs.21,00,000/- (Rupees Twenty-One Lakhs only)** well and truly paid by the PURCHASER to the VENDOR on or before execution of these presents in the manner set out in the Memo of consideration mentioned herein below being the full consideration money agreed to be paid as aforesaid (the receipt whereof the VENDOR doth hereby admit and acknowledge as having been received in full and final and of and from the same and every part thereof forever acquit, release, and discharge the PURCHASER as well as the SAID PROPERTY), the VENDOR doth hereby grant, sell, assign, transfer, convey and assure **ABSOLUTELY AND FOR EVER TO AND UNTO** the PURCHASER free from all encumbrances, charges, mortgages, attachments, liens and/or trust of whatsoever nature and reasonable doubts all rights, title, interest and possession of the VENDOR in and over the SAID PROPERTY that is, **ALL THAT PIECE AND PARCEL** of land and ground with messages tenements, hereditaments and premises and all things attached to earth containing by admeasurements **9.91 (Nine point nine one) Decimals** or thereabouts of Village : Morabadi, Thana : Ranchi, now Bariatu, Thana No. 192, situated at Morabadi within locality known as "Asha Shree Garden Road " in the Town and District of Ranchi out of and from Trust property which appertains to C.S. Plot Nos. 194, 195, 196 and 201 corresponding to M.S. Plot No. 52, Marked as Sub-Plot No.52(portion) & C.S Plot No.123 (portion) corresponding to M.S. Plot No.51 of Ward No.1 of Ranchi Municipality befalling in Sheet No.2 of Ranchi Municipality Map, now comprised within Municipal Holding to No.5 in Ward No.3 of Ranchi Municipal Corporation together with boundary wall and all

*Dub*  
*Ranchi*  
*L. D. Sharma*

easements and inheritance thereto and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon OR HOWSOEVER OTHERWISE the SAID PROPERTY now are or is or hereto before were and was situated butted, bounded, called, known, numbered described or distinguished AND with all trees, compound walls, areas, sewers, drains, ditches, ways, path, passages, water-course, lights, liberties, privileges, easements, profits, advantages, rights, rights of possession by prescription, emoluments, appendages and appurtenances whatsoever belonging to or in anywise appertaining to the SAID PROPERTY or any part thereof or which now are or is or at any time hereinbefore were or was held, used occupied and enjoyed or reputed deemed taken or belong or appurtenant thereto or held or enjoyed therewith or forming part and parcel or member thereof and the reversion and reversions, remainder or remainders AND ALL THAT the rents issues and profits thereof and every part thereof AND ALL the ESTATE, right, title, interest and possession, use, claim and demand whatsoever of the VENDOR IN TO OUT OF or UPON the SAID PROPERTY and every part thereof TO HAVE AND TO HOLD the SAID PROPERTY and every part thereof hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with their and every of their rights, members and appurtenances UNTO and TO the use and benefit of the PURCHASER absolutely and forever and the PURCHASER shall at all times hereinafter be entitled to hold, possess, use and enjoy the same in permanent heritable and transferable right in the manner as required by him as absolute owner thereof being his own chattel.

**AND the VENDOR doth covenant with the PURCHASERS as follows:-**

1. That on receipt of the entire sale consideration by the VENDOR'S trustees and the VENDOR has put this day the PURCHASERS in physical and peaceful possession of the SAID PROPERTY and the PURCHASERS shall and may at all times hereinafter peaceably and quietly possess, hold and enjoy the SAID PROPERTY hereby granted, conveyed and sold to him without any lawful eviction, claim, demand, let, hindrances obstructions, interruption, whatsoever, from the VENDOR and/or any person or persons lawfully or equitably claiming through or under or in trust of the VENDOR and/or its trustees.
2. AND THAT the VENDOR further and categorically covenants that they and/or any person or persons lawfully or equitably claiming by, from through under or in trust of them has/have not at any time hereto before made, committed, done or suffered, permitted or has been and/or have been a party or privy to any act, deed, matter or thing whether by commission or omission by reason whereof the SAID PROPERTY referred to above and in the schedule below and the subject matter of these presents or any part thereof has been alienated, charged, mortgaged, sold, encumbered, transferred in any form, or in any way impeached its title and possession and further whereby or by reason or means whereof the VENDOR is prevented from conveying, transferring, selling or assuring the SAID PROPERTY or any part thereof in the manner aforesaid. The said property is free from all encumbrances, charges, lis, lispendens, liens and demand, whatsoever.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

3. AND THAT the VENDOR now has themselves good title and right and full power and absolute authority to grant, convey, sell, transfer and assure the SAID PROPERTY and every part thereof hereby granted, sold, conveyed, transferred and assured or intended so to be unto and to the use of the PURCHASERS in the manner aforesaid.
4. AND THAT the VENDOR doth hereby confirm and record that they have on execution hereby and on receipt of entire sale consideration through its trustees put the PURCHASERS in quiet, peaceful and vacant possession of the SAID PROPERTY and every part thereof as absolute owner thereof. It shall be lawful for the PURCHASERS from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured with their appurtenances to him and to receive the rents, issues and profits thereof and every part thereof to and for his own use and benefit without any suit or lawful eviction, interruption, hindrances, obstructions, claim and demand whatsoever from or by the VENDOR or its trustees, successors and assigns or any of them, from or by any person lawfully or equitably claiming or to claim by from under or in trust of them.
5. AND THAT the PURCHASERS henceforth shall HAVE AND HOLD the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured to him and shall exercise all acts of ownership and possession over the same. The PURCHASERS shall be at liberty to use the SAID PROPERTY, as per his volition and wishes and/or in the manner as required by him. The PURCHASERS may and shall develop the SAID PROPERTY according to modern test and design, if so desires and/or in accordance with his own choice. The PURCHASERS shall have and shall enjoy full and absolute proprietary right on and over the SAID PROPERTY. The PURCHASERS shall have full right, absolute authority and liberty to transfer assign the SAID PROPERTY or any part thereof in any manner to and in favour of any person, whomsoever.
6. AND THAT the PURCHASERS shall further get their name mutated in all official and public records of the Sherista of the State and Ranchi Municipal Corporation, Ranchi. The PURCHASERS henceforth shall pay all rent, taxes, cess etc. to the concerned authority and obtain receipt in his own name.
7. AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever by the VENDOR well and sufficiently saved defended kept harmless from and against all former or other estates title, lis, charge and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the VENDOR or any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the VENDOR. The VENDOR further covenants that should there ever be discovered any defect deficiency or flaw in the title of the VENDOR and/or in the rights of the VENDOR in respect of the SAID PROPERTY, the VENDORS and their present

trustees promise to keep the PURCHASERS always indemnified against all losses, expenses and damages which the PURCHASER might incur or sustain in consequences thereof.

8. AND FURTHER THAT the VENDOR and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured or any part thereof by from under or in trust for it, the VENDOR and its trustees, successors shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute or cause to be done and executed all such further and other acts, deeds, matter and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the PURCHASERS in the manner aforesaid as shall and may be reasonably required by the PURCHASERS for assuring the SAID PROPERTY and every part thereof hereby granted, conveyed, sold, assigned and assured unto and to the use of the PURCHASERS .

**THE SCHEDULE ABOVE REFERRED TO :**

ALL THAT PIECE AND PARCEL of land and ground with messages tenements, hereditaments and premises and all things attached to earth containing by admeasurements **9.91 (Nine point nine one) Decimals** or thereabouts of village: Morabadi, Thana : Ranchi, now Bariatu, Thana No. 192, situated at Mouza Morabadi within locality known as "Asha Shree Garden Road" in the Town and District of Ranchi out of and from Trust' property being portion of C.S. Plot Nos. 194, 195, 196 and 201 corresponding to M.S. Plot No. 52, Marked as Sub-Plot No.52 (portion), **Area 4.53 Decimals** and C.S. Plot No.123 (portion) corresponding to M.S. Plot No.51, **Area 5.38 Decimals** of Old Ward No.1 & New Ward No.3 of Ranchi Municipality be falling in Sheet No.2 of Ranchi Municipality Map, now comprised within Municipal holding to No.5 in Ward No.3 of Ranchi Municipal Corporation togetherwith boundary wall and all easements and inheritance thereto, butted and bounded as follows: :-

NORTH : R.S. Plot NO.141/1778, MS. PLOT NO.51 & 52 (PORTION) &

SOUTH : M.S. PLOT NO.51 & 52 (PORTION)

EAST : M.S. PLOT No.52 (portion)

WEST : R.S. Plot No.139 (portion)

For greater clearness the land has been delineated in the trace map annexed hereunto and thereon shown in RED COLOUR, forming part and parcel of all these presents.

LANDLORD: The State of Jharkhand, through the Circle Officer, Town Anchal, Ranchi.

RIGHT : Permanent heritable and transferable Chhaparbandi rights.

DISTRICT AND SUB-REGISTRATION OFFICE: Ranchi and/or Kanke.

**MEMO OF CONSIDERATION**

RECEIVED from the within named PURCHASER the WITHIN MENTIONED sum of **Rs.21,00,000/- (Rupees Twenty-One Lakhs)** only being the consideration Value in full and final for the sale of above mentioned property as per memo hereunder written:

<u>Sl.No.</u>	<u>Amount received by means of</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
1.	RTGS	26/11/2015	SBI RIMS RANCHI	10,00,000/-
2.	RTGS	26/11/2015	SBI RIMS RANCHI	11,00,000/-
<b>Total</b>				<b>21,00,000/-</b>

**VALUATION**

**VALUE OF 9.91 (NINE POINT NINE ONE ) DECIMALS OF LAND (AS PER LATEST APPROVED GOVERNMENT RATE) :- Rs.20,75,306/- (Rupees Twenty Lakhs Seventy-Five Thousand Three Hundred and Six only)** but the stamp duty and registration fees has been paid on the Value of **Rs.21,00,000/- (Rupees Twenty-One Lakhs only)**

**CERTIFICATE**

THIS TO CERTIFY that the land which is subject matter of these presents and mentioned in the SCHEDULE is not the Government land. The same is neither acquired by the Government for civil or military purposes nor it is Bhoodan land. The land is outside from forest area limit and it does not belong to C.C.L., B.C.C.L or E.C.L.

It is further certified that the land does not belong to Advasi Khata, nor connected with any member of Scheduled Tribe, Scheduled Caste or Backward Class. This land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam land and it is also certified that the said land has not been mortgaged with any institution/person.



IN WITNESS WHEREOF the VENDOR through its Trustees have set and subscribed their respective hands on this Deed of Absolute Sale and have executed these presents at Ranchi on the day, month and year written first above.

SIGNED AND DELIVERED by the VENDOR  
(SETH JUHARMULL KHEMKA CHARITABLE  
TRUST) through all its Trustees at Ranchi in  
presence of the

*Rancho Kh*  
*Kh*  
*Kh*  
VENDOR

WITNESSES:

Ramchandra Rungta  
s/o-late Ram Kumar Rungta  
Ranigarh  
1. *(R - C - R)*  
(SRI RAM CHANDRA RUNGTA)

2. Sumit Singh  
s/o-late Manager Singh  
Ranji Road, Ranchi  
UID NO - 813342334915



SIGNATURE OF PURCHASERS



Dilip Kumar

Little Finger	Ring Finger	Middle Finger	Fore finger	Thumb

*Archi*



Archi Gupta

Little Finger	Ring Finger	Middle Finger	Fore finger	Thumb

*Rambhadr*

*Deepika*

Certified that the finger prints of five fingers of left hand of each person/persons whose photograph/s is/are affixed in this document has been obtained by me or before me.

*Archi Gupta*  
2016/11/16

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DILIP KUMAR  
SAHDEO SAW  
09/08/1968  
Permanent Account Number  
AMPPK0557P

*Dilip Kumar*  
Signature



*Dilip Kumar*



 आधर-आम आदमी का अधिकार  
 आधर-आम आदमी का अधिकार  

 दिलीप कुमार  
 Dilip Kumar  
 जन्म तिथि/ DOB: 09/08/1988  
 पुरुष / MALE
 

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7095 5945 8634

आधर-आम आदमी का अधिकार


 आधर-आम आदमी का अधिकार प्राधिकरण  
 AADHAAR AUTHORITY OF INDIA

पता:  
 W/O: दिलीप कुमार,  
 मोहदीनगर बिहार शरीफ,  
 बिहार, नालंदा,  
 बिहार - 803101

Address:  
 W/O: Dilip Kumar,  
 MOHADDINAGAR BIHAR SHARIF,  
 BIHAR, NALANDA,  
 Bihar - 803101

---

2081 3989 7414

Aadhaar-Aam Admi ka Adhikar

*Dilip Kumar*



Arto Gupta

भारत सरकार  
GOVERNMENT OF INDIA



आरती गुप्ता  
Arti Gupta  
जन्म तिथि/DOB: 10/05/1973  
महिला / FEMALE



2081 3989 7414

आधार-आम आदमी का अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

पता:  
W/O: विनीत कुमार,  
मोहडीमगर बिहार शरीफ,  
बिहार, नारमडा,  
बिहार - 803101

Address:  
W/O: VINAY KUMAR,  
MOHADIMAGAR BIHAR SHARIF,  
Bihar, NARMDA,  
Bihar - 803101

2081 3989 7414

Aadhaar-Aam Admi ka Adhikar

Arti Gupta



Rambhau B. Patil  
Jimp. Patil.

भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Adhaar Letter

नामांकन क्रमांक/Enrolment No.: 0000/0018/45073

Sunil Rungta (सुनील रैग्ता)  
S/O, Shri Ram Swarni Rungta, Pushpanjali, Bariatu  
Road, Before Agrawal Nursing Home, Bariatu,  
Morabadi, Ranchi,  
Jharkhand - 834008

डिजिटल  
सिग्नेचर  
1402/2015

आपका आधर आर/Your Adhaar No.:

9724 5520 2756



- आधर पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Adhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधर-आम आदमी का अधिकार



Validity unknown  
Digitally signed by Sunil Rungta  
Date: 2015.02.11 09:28:20 IST

- आधर पूरे देश भर में मान्य है।
- आधर के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।
- Adhaar is valid throughout the country.
- You need to enrol only once for Adhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



सुनील रैग्ता  
Sunil Rungta  
जन्म तिथि/ DOB: 21/01/1968  
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O श्री राम स्वर्ण रैग्ता,  
पुष्पजलि, बरियातु मार्ग,  
दिलीप अग्रवाल नर्सिंग होम,  
बरियातु, मोराबादी, रांची,  
झारखण्ड - 834008

Address:  
S/O, Shri Ram Swarni Rungta,  
Pushpanjali, Bariatu Road, Before  
Agrawal Nursing Home, Bariatu,  
Morabadi, Ranchi,  
Jharkhand - 834008

9724 5520 2756

9724 5520 2756

आधर-आम आदमी का अधिकार

Adhaar-Aam Admi ka Adhikar

*Sunil Rungta*



भारत सरकार  
GOVERNMENT OF INDIA



समित सिंह  
Sumit Singh

जन्म वर्ष : Year of Birth : 1985

लिंग : Male



8133 1233 4915

आधार - आम आदमी का अधिकार



जुआर

जुआर प्रधिकरण  
JHARKHAND-OR-INDIA

पता: S/O ललु मनेजर सिंह, इन्द्रपुरी रोड  
न-11, रातु रोड, हेहाल, रांची, झारखण्ड,  
834005

Address: S/O Lala Manager  
Singh, Indrapuri Road No-11,  
Ratu Road, Hehal, Ranchi,  
Jharkhand, 834005



1947  
1800 180 1947



help@ujda.gov.in



www.ujda.gov.in

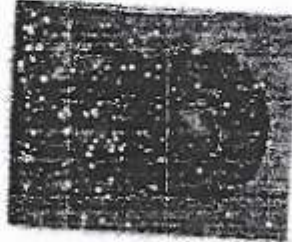


P.O. Box No.1947,  
Durgam-560 001

*Sumit Singh*



भारत सरकार  
GOVERNMENT OF INDIA



भारत नं. रा. २  
Sanjay Rungta  
जन्म वर्ष / Year of Birth. 1964  
पुरुष / Male

6948 5670 8532



*Sanjay Rungta*

भारत - आम आदमी का अधिकार



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रमांक/Enrolment No.: 1007/60213/00260

To: RAM SWARUP RINGTA  
 (राम स्वरूप रिंगटा)  
 S/O LATE RAM KUMAR RINGTA  
 PUDHPANJALI  
 BARIATU  
 BEFORE AGRIVAL NURSING HOME  
 BARIATU RANCH  
 RANCH  
 Ranch  
 Jharkhand - 84000

Date: 07/06/2013



EY 08239886 0 IN

Ref. No: 07082013-12107

आपका आधार क्रमांक / Your Aadhaar No. :

**4289 8635 8222**

आधार - आम आदमी का अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



राम स्वरूप रिंगटा  
 RAM SWARUP RINGTA

जन्म वर्ष / Year of Birth : 1957  
 पुरुष / Male

4289 8635 8222



आधार - आम आदमी का अधिकार

*Ram Swarup Ringta*

बिहार राज्य धार्मिक न्यास पर्वद

विद्यारति मार्ग, पटना - 800 001

BIHAR-STATE BOARD OF RELIGIOUS TRUSTS.

Vidyapati Marg, Patna - 800 001

Ref. No. पत्र संख्या १५३३ दिनांक २५/५/१९९१

Date

प्रेषक, श्री राधा कान्त यादव, १० वि० स० निगम पदाधिकारी।

लेवा में, श्री राम स्वल्प संगठन, ट्रस्टी, सेंट जुडरमल केमका पैरिटेडुल ट्रस्ट मोरावादी रांची जिला रांची।

महाशय

आपके आवेदन पत्र दिनांक 8 अप्रिल, 91 ई० के संदर्भ में सुविधा किया जाता कि न्यास की आय में सुविधा करने हेतु न्यास की जमीन विक्री करने की अनुमति निम्न शर्तों के साथ दी जाती है :-

1. जमीन विक्री से प्राप्त राशि सेंट जुडरमल केमका पैरिटेडुल ट्रस्ट के नाम से किसी राष्ट्रीय कृत बैंक रांची में रक्ना होगा जितना खाता न० बंध को हटा कराना होगा।

2. मन्दिर, स्कूल, अस्पताल या जो भी जन कल्याणकारी कार्य किये जायेंगे उसके प्राक्कलन की स्वीकृति पर्वद से लेनी होगी।

3. जमीन विक्री से प्राप्त आय पर पर्वद शुल्क देय होगा।

4. बैंक में जमा राशि पर जो भी सूद की राशि प्राप्त होगी वह न्यास की आय मानी जायेगी।

5. न्यास की जमीन कम से कम 6,000 ई० रु० के अथवा अधिक की दर से विक्री करना या इससे अधिक दर से विक्री करने का प्रयास करना जिसे न्यास को अधिक से अधिक रकम प्राप्त हो सके।

अतः निम्न लिखित जमीन विक्री करने की अनुमति उपरोक्त शर्तों के साथ दी जाती है :-

*(Handwritten signature)*  
*(Handwritten signature)*

खेट न०	खाला न०	प्लॉट न०	रकबा		नगरपालिका न०
			र०	डी०	
2	3	141/11770	0-	46	52
2	19	121 पोरतन	0	59	51
2	190	123 पोरतन	0	26	51
2	190	207	0	02	46
2	462	206	0	08	53
2	16	203	0	28	49
2	56	137 र पोरतन	0	30	49
2	56	138 र पोरतन	0	97	49
2	56	142	0	52	49
सर्वे सेटलमेन्ट प्लॉट न०					
154	-	-	1	41	52
195	-	-	0	71	52
196 पोरतन	-	-	0	57	52
201	-	-	0	63	52

कुल योग

6 70 53 रकड सत्तर ड 0

विश्वात्मजल

21.11.25/19 9/

राधा कान्त यादव

विशेष पदाधिकारी

Ranbawal

baab

Shankar

Ward No. I

Sheet No.

RANCHI MUNICIPAL CORPORATION

KHASRA

S + E. R.

वार्ड नम्बर : 01

शीट नम्बर

Plot No.	Holding No.	Street	Owner	Occupier	Description	Total area	Plinth area	Remarks
----------	-------------	--------	-------	----------	-------------	------------	-------------	---------

21	—	प्लॉट नम्बर	प्लॉट नम्बर	प्लॉट नम्बर	प्लॉट नम्बर	0-237	—	प्लॉट नम्बर
22	—	प्लॉट नम्बर	प्लॉट नम्बर	प्लॉट नम्बर	प्लॉट नम्बर	0-237	—	प्लॉट नम्बर
23	—	प्लॉट नम्बर	प्लॉट नम्बर	प्लॉट नम्बर	प्लॉट नम्बर	0-237	—	प्लॉट नम्बर

*[Handwritten signature]*

*[Handwritten signature]*

M O.M.



*Ranchi Hill*

# RANCHI MUNICIPALITY

WARD No 1 - SHEET No. 2

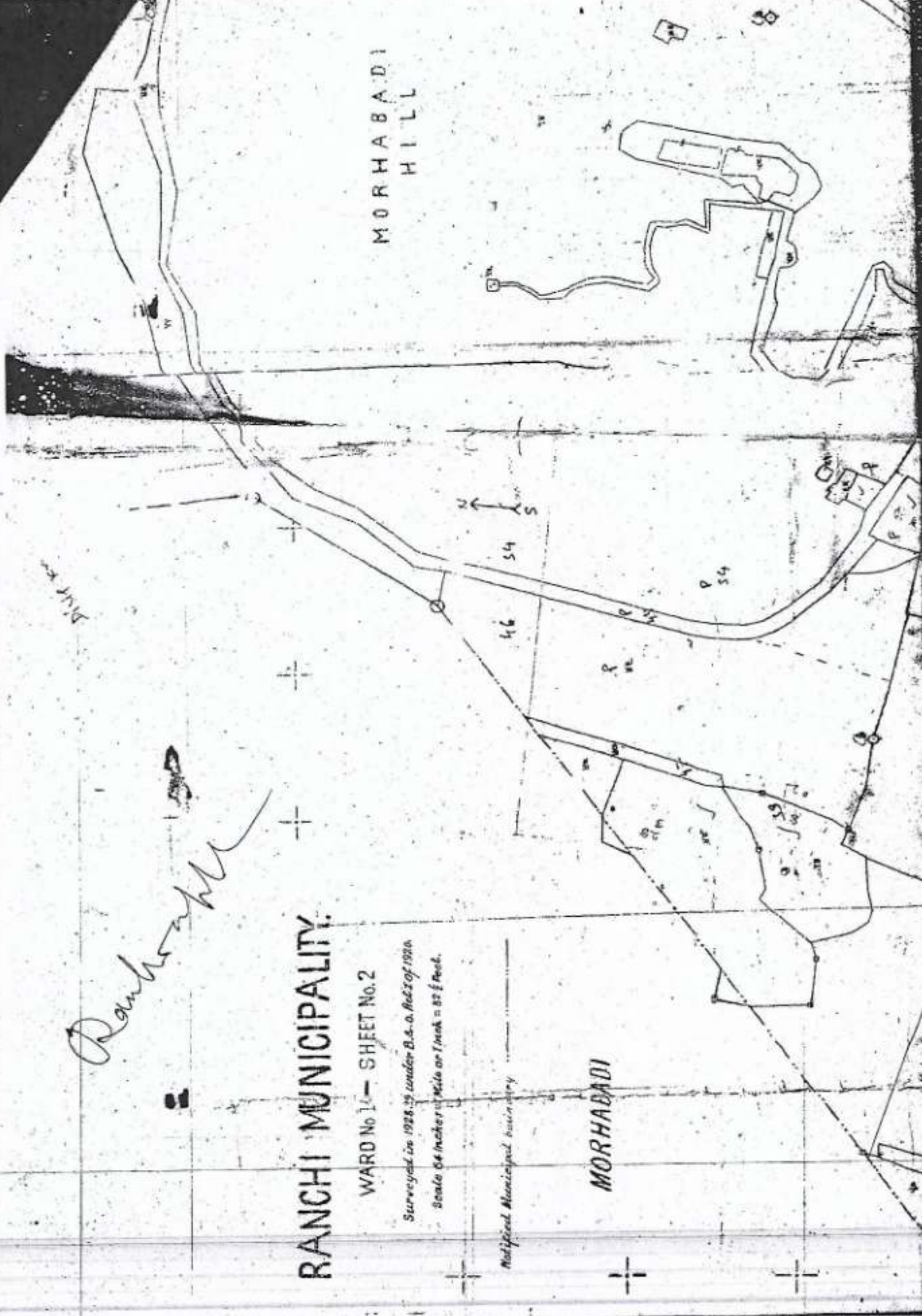
Surveyed in 1928 by Sunder B.S. & Co. Ref. 2 of 1928

Scale 64 inches = Mile or 1 inch = 82 feet.

*Municipal boundary*

MORHABADI  
HILL

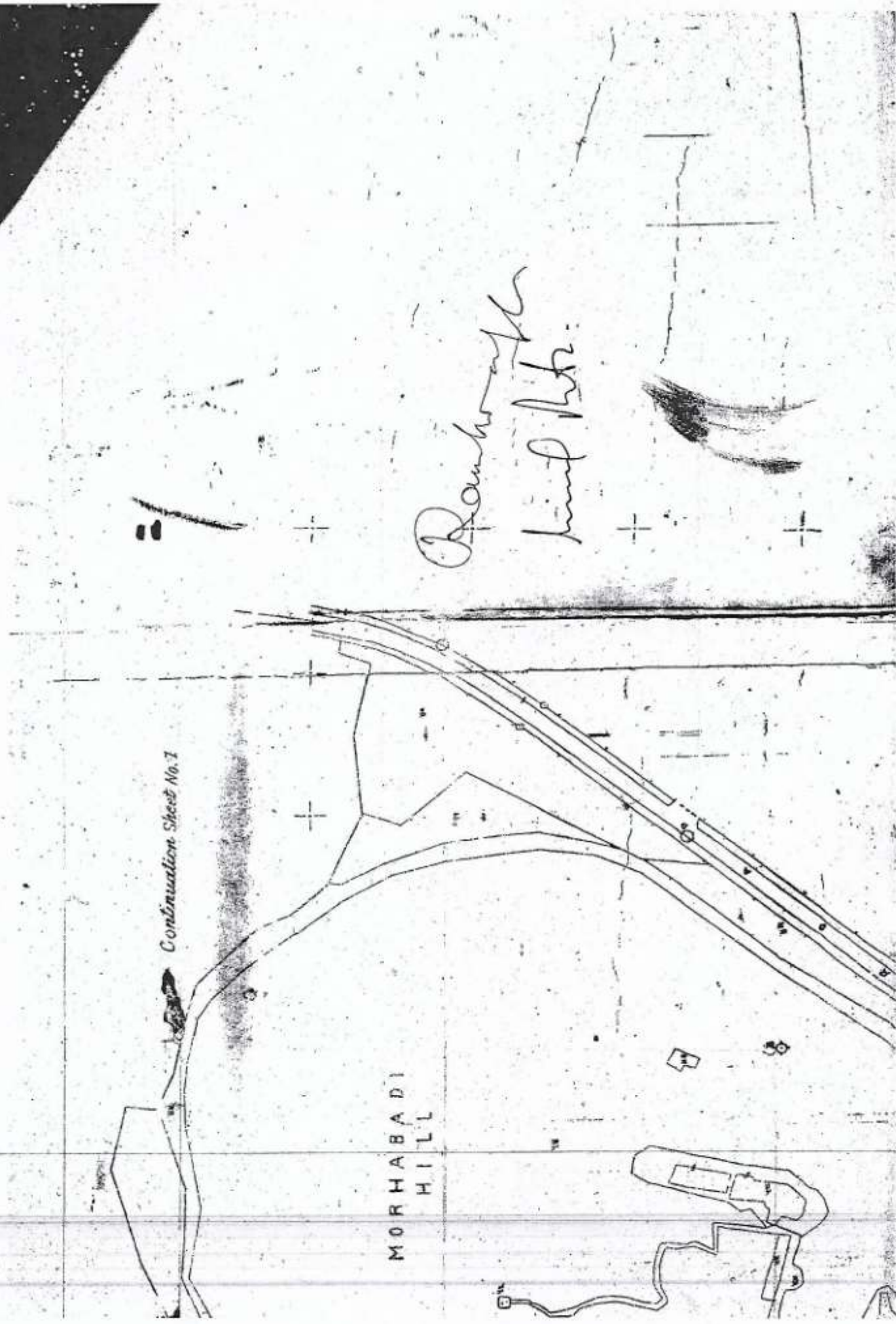
MORHABADI

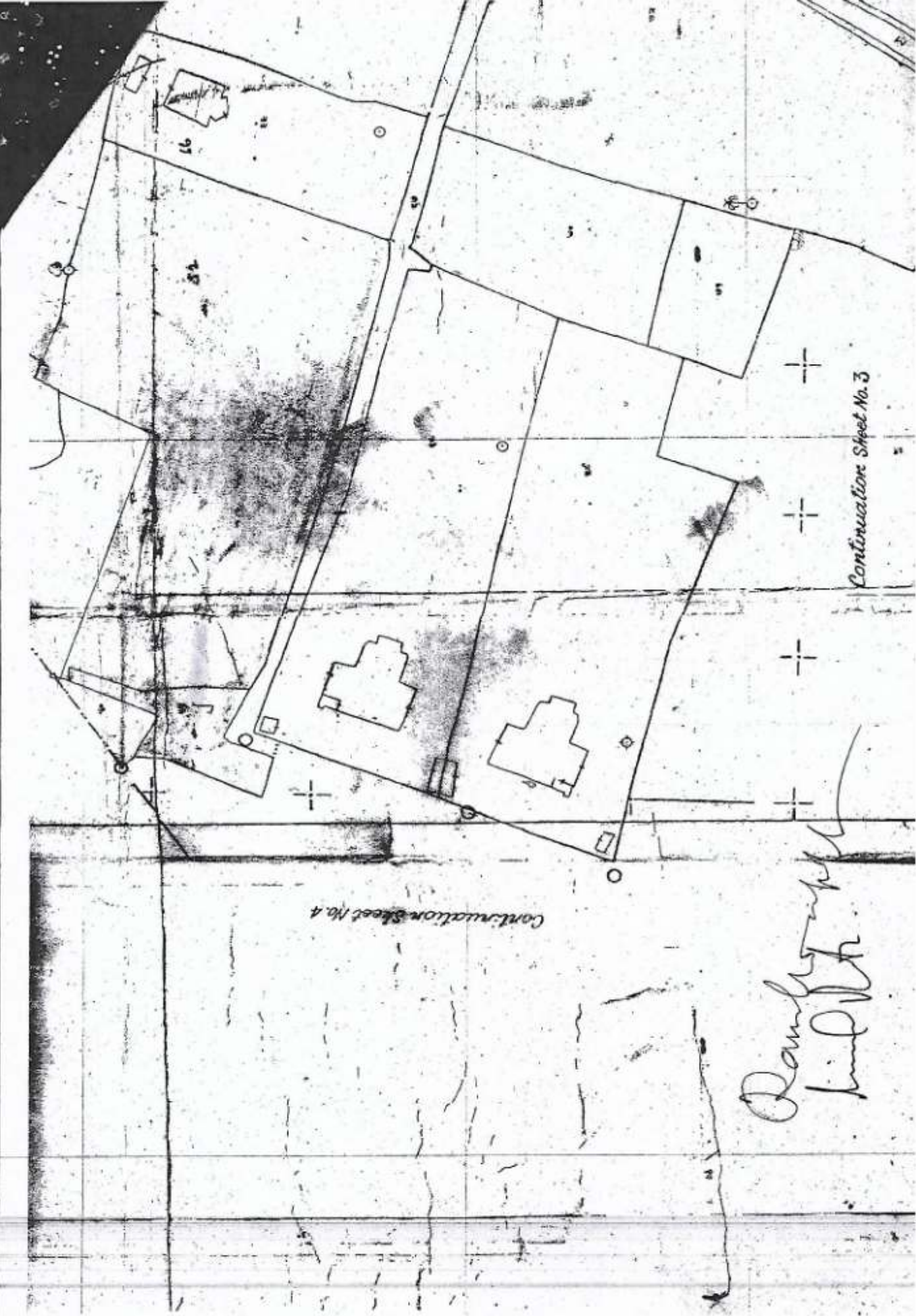


Rambhadr  
hind pte.

Continuation Sheet No. 1

MORHABADI  
HILL

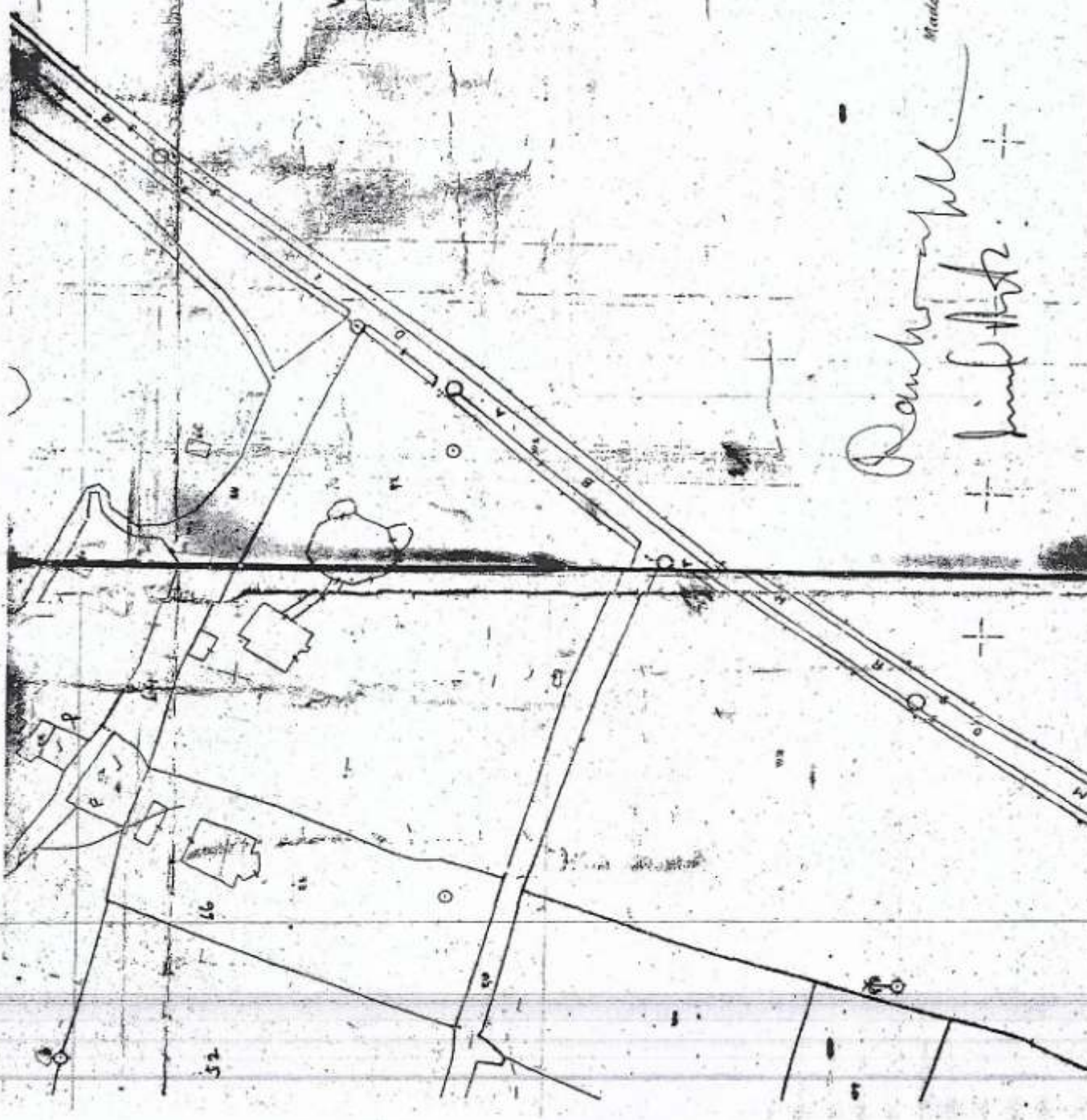




Continuation Sheet No. 3

Continuation Sheet No. 4

Randy [unclear]  
[unclear]



WARD No. VII

References

Lamp Post.

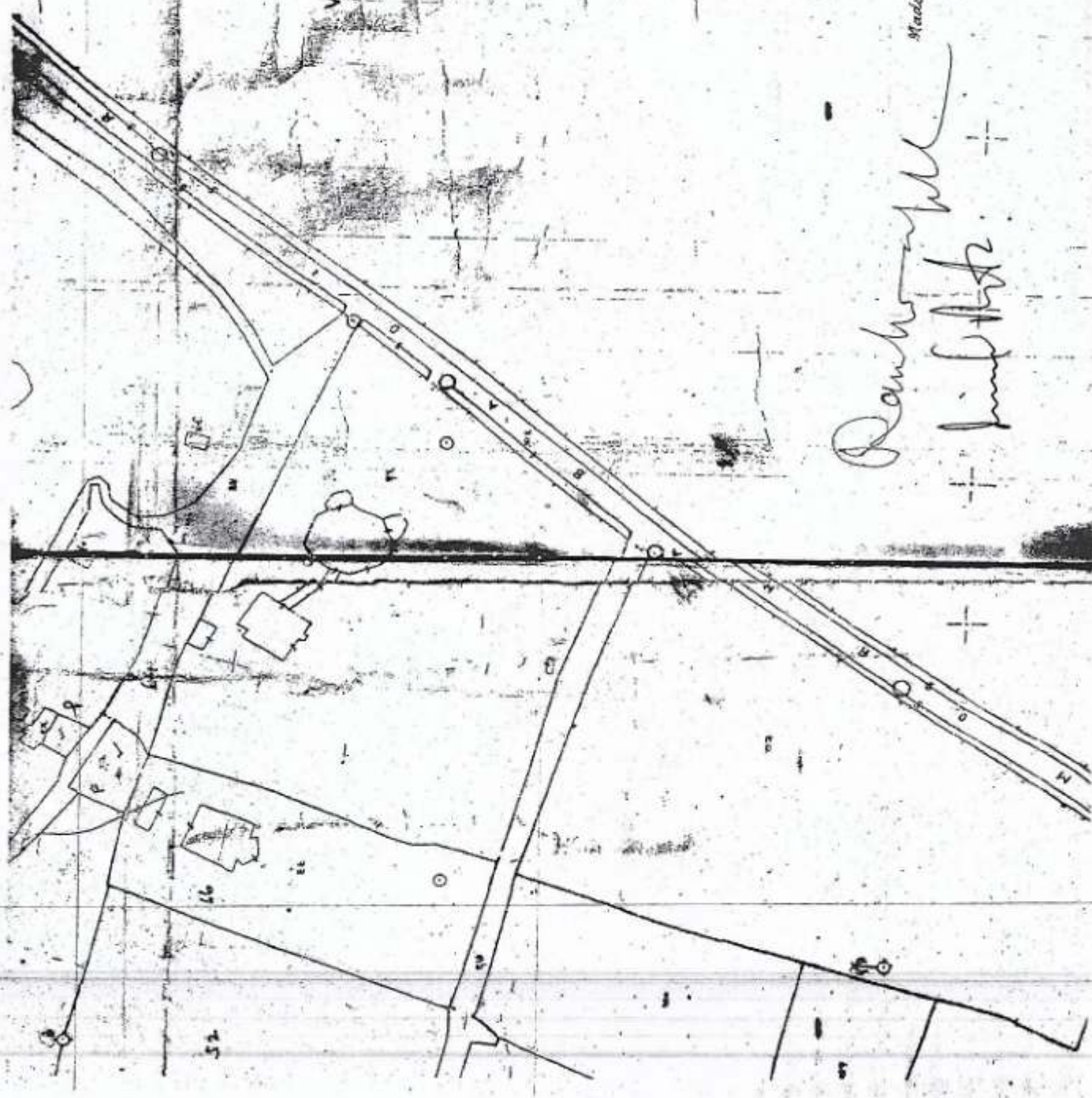
Letter Box Post.

Telegraph & Telephone Post.

*Rambhadr*  
*Chief Clerk*

Made and Published under the Authority of Government.

*J. M. ...*  
 Superintendent of Survey.



WARD No. VII

References

Letter Post. —

Letter Box Post.

Telegraph & Telephone Post.

*Rambhadracharya*  
*Inspector*

Made and Published under the Authority of Government.

*M. S. Datta*

Superintendent of Survey.

**निबंधन विभाग, झारखंड  
रांची**  
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 26

Token Date/Time: 29/02/2016 12:43:06

Document Type	Presentor	Ram Swaroop Rungta	Date of Entry	29/02/2016
Presenter Name & Address	Presentor	Karam Toli, Chowk, Bariatu Road, Ranchi	Total Pages	76
Stampable Doc. Value	DOE		Book	1
Document/Transaction Value	Stamp Value	84000	CNO/PNO	
Special Type	Serial No.		Old Serial No.	/
Remarks / Other Details	App. ID		e-Stamp Cert. No.	

Anchal	Th. No.	Wrd/Plt. Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
Ranchi Shahar	192	0	Morabadi	51	MSP	Ms P 51 & 52/Part	Ms P 51 & 52/Part	Ms P 52/Part	R.S. Plot No. 139/Part		U_RES	5.38 Decimal	1125818.8
Ranchi Shahar	192	0	Morabadi	52	MSP	Ms P 51 & 52/Part	Ms P 51 & 52/Part	Ms P 52/Part	R.S. Plot No. 139/Part		U_RES	4.53 Decimal	947947.8

## Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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## Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Seth Juharmull Khemka Charitable Trust. Thro Ram Swaroop Rungta	Late Ram Kumar Rungta	Business	पिता	अग्रवाल	Male	AAHTS2665N			Pushpanjali, Karam Toli, Chowk, Bariatu Road, Ranchi	PUSHPANJALI, KARAM TOLI, CHOWK, BARIATU ROAD, RANCHI
2	VENDOR	Seth Juharmull Khemka Charitable Trust. Thro Sanjay Rungta	Ram Swaroop Rungta	Business	पिता	अग्रवाल	Male	AAHTS2665N			Pushpanjali, Karam Toli, Chowk, Bariatu Road, Ranchi	Pushpanjali, Karam Toli, Chowk, Bariatu Road, Ranchi
3	VENDOR	Seth Juharmull Khemka Charitable Trust. Thro Sunil Kumar Rungta	Ram Swaroop Rungta	Business	पिता	अग्रवाल	Male	AAHTS2665N			Pushpanjali, Karam Toli, Chowk, Bariatu Road, Ranchi	Pushpanjali, Karam Toli, Chowk, Bariatu Road, Ranchi
4	VENDEE	Dilip Kumar	Sahdeo Saw	Business	पिता	तेसी	Male	AMPPK0557P	709559458834		Mohaddi Nagar, Bihar Sharif, Nalanda, Bihar	MOHADDI NAGAR, BIHAR SHARIF, NALANDA, BIHAR
5	VENDEE	Arti Gupta	Dilip Kumar	H-Wife	पति	तेसी	Female	AHUPG1914A	206139897414		Mohaddi Nagar, Bihar Sharif, Nalanda, Bihar	Mohaddi Nagar, Bihar Sharif, Nalanda, Bihar
6	Identifier	Sumit Singh	Late Manager Singh	Business	पिता	राजपूत	Male	NOT REQ.			Indrapuri, Ratu Road, Ranchi	INDRAPURI, RATU ROAD, RANCHI

## Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,140.00	0.00	1,140.00
2	PR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50

A1	63,000.00	63,000.00	63,000.00
I	5,000.00	5,000.00	5,000.00
M	180.00	180.00	180.00
Total	69,283.44	69,283.44	69,283.44

Rambhadr

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों का अन्वेषण हैं।

दस्तावेज लेखक का हस्ताक्षर ..... प्रसिद्धकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्ट काम के अन्वेषण जाटा इटि की गई है।  
 ① Ram Suresh Kumar ② Sanjay Kumar  
 ③ Sunil Kumar Kumar

बटा इटि ऑप्रेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पहचान निवासी Sumit Singh Ratu.

पिता U. Manoj Singh पेशा Business ने की।













Sumit Singh  
 Rambhadr  
 Ratu  
 Sunil Kumar



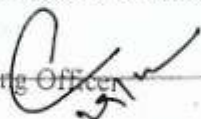
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Deed No./Year : 1523/1319/2016

Deed Type: Sale Deed

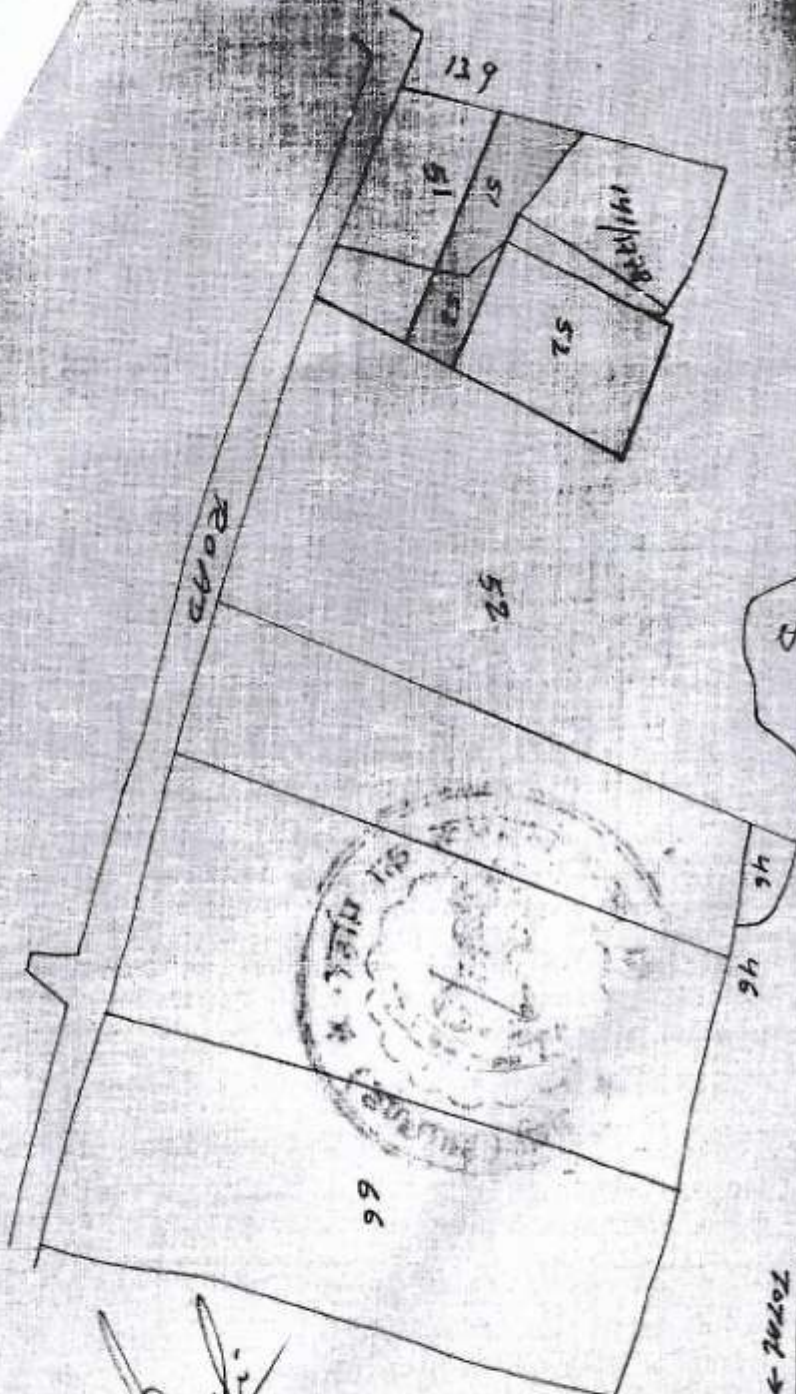
SN	Party Details	Photo	Thumb
1	Seth Juharmull Khemka Charitable Trust. Thro Ram Swaroop Rungta Father/Husband Name: Late Ram Kumar Rungta (VENDOR) Pushpanjali, Karam Toli, Chowk, Bariatu Road, Ranchi		
2	Seth Juharmull Khemka Charitable Trust. Thro Sanjay Rungta Father/Husband Name: Ram Swaroop Rungta (VENDOR) Pushpanjali, Karam Toli, Chowk, Bariatu Road, Ranchi		
3	Seth Juharmull Khemka Charitable Trust. Thro Sunil Kumar Rungta Father/Husband Name: Ram Swaroop Rungta (VENDOR) Pushpanjali, Karam Toli, Chowk, Bariatu Road, Ranchi		
4	Dilip Kumar Father/Husband Name: Sahdeo Saw (VENDEE) Mohaddi Nagar, Bihar Sharif, Nalanda, Bihar		
5	Arti Gupta Father/Husband Name: Dilip Kumar (VENDEE) Mohaddi Nagar, Bihar Sharif, Nalanda, Bihar		
6	Sumit Singh Father/Husband Name: Late Manager Singh (Identifier) Indrapuri, Ratu Road, Ranchi		

Book No. I  
Volume 128  
Page 457 To 532  
Deed No 1523/1319  
Year 2016  
Date 29/02/2016 17:41:44

Registering Officer 

Signature of Operator 

07566



M.S. BARRIATU, DIST. RAHWAT  
SHOW IN RED UNIT

M.S. PLOT NO	AREA
51	0-5.38
52	0-4.53
<b>TOTAL</b>	<b>9.91</b>

*Handwritten signatures:*  
 [Signature]  
 [Signature]



**झारखंड सरकार**  
**राजस्व एवं भूमि सुधार विभाग**

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP14235979

7/6/2018



जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	24	पृष्ठ संख्या वर्तमान	30	थाना न.	192
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना
5979	36	मोरहाबादी/ 192	राँची	06/07/2018	By Sale Registration Dated 29/02/2016	खता भाग वर्तमान	खता प्लॉट क्षेत्रफल
	/R27					0 6 119	0 51 5.38 डिसमील
	2018 - 2019					0 6 119	0 52 4.53 डिसमील
							15
							रजिस्टर 2 अद्यतन तिथि अभ्युक्ति

केता का नाम :	विक्रेता का नाम :
(Dilip Kumar पिता-Sandeo Saw, जाति-----, पत्ता- Mohaddi Nagar Bihar Sharif Nalanda Bihar) एवं (Ari Guptaपति-Dilip Kumar, जाति-----, पत्ता-Mohaddi Nagar Bihar Sharif Nalanda Bihar)	S J K C Trust thro Trustee Ram Swaroop Rungta, पिता- Late Ram Kumar Rungta, जाति-----, पत्ता-Pushpanjali Karam Toli Chowk Bariatu Road Bariatu Ranchi वॉ S J K C Trust thro Trustee Sanjay Rungta,S J K C Trust thro Trustee Sunil Kumar Rungta, पिता-Ram Swaroop Rungta, जाति-----, पत्ता-Pushpanjali Karam Toli Chowk Bariatu Road Bariatu Ranchi
जमाबंदी रयत का नाम :	
जुहारमल खेमका चैरीटेबुल ट्रस्ट मोरखदी राँची-----	

Signature valid  
Digitally signed by

BINOD PRAJAPATI  
अंचलाधिकारी बड़ागाँई

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

Scn XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 30  
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 24  
 वो सकुनत नम्बर। Receipt No. : 0109731237

बड़ागाई   मोरहाबादी   192   Dilip Kumar,Arti Gupta		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	51,52	0 कठा 0 छटाक 9.91 डिसमील

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

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

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष (2018-2019)	
माल (नकदी)	15.00				15.00	15.00
गुजारी (भावली)	3.75				3.75	3.75
सेस	7.50				7.50	7.50
सूद	7.50				7.50	7.50
मुतफरकात	3.00				3.00	3.00
मीजान	36.75				36.75	36.75

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोतालबा हाल (2019-2020)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ता वर्ष (2018-2019)		
माल (नकदी)					15.00		
गुजारी (भावली)					3.75		
सेस					7.50		
सूद					7.50		
मुतफरकात					3.00		
मीजान अदायकारी					36.75		

(१) मीजान कुल (तफजों में) : Seventy Three Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 73.50

तारीख अमला तहसील कुनिन्दा : 16-10-2019

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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



# राँची नगर निगम, राँची।

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

Memo No. : SAM/003/0163/20/21

Date : 25-02-2021

प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री  
DILIP KUMAR S/O SAHDEO SAW  
ARTI GUPTA W/O DILIP KUMAR

पता  
MORABADI ASHA SHREE GARDEN ROAD MORABADI BARIATU

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं- 003000370100020 एवं नया वार्ड सं 3 (पुराना वार्ड सं 3) हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- ₹ निर्धारित किया गया है। इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं०	Particulars	Amount (In Rs.)
1.	गृह कर	200.68
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)		200.68



नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, [www.ranchimunicipal.com](http://www.ranchimunicipal.com) पर प्रदर्शित है।
- नियमावली कंडीका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ती 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 पाये।
- प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
- 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 यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
- राँची नगर निगम द्वारा संप्रहित इस सम्पत्ती कर इन इमरतों/ढांचों को कोई कानूनी हेसियत प्रदान नहीं करता है और/या न ही अपने मालिकों / दखलदार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होस्टिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

*Dilip Kumar*

To be signed by the Applicant

*Arti Gupta*