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12/12/15



P. D. Singh



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AND

SRI NISHANT AGARWAL son of SRI ASHOK KUMAR AGARWAL, having I.T. PAN:BDFFPA0176A, UID NO.4427 3289 9680, by faith: Hindu, by caste Agarwal, by occupation: Business, resident of PAPER AND STATIONERY MARKET, UPPER BAZAR, RANCHI (JHARKHAND) PIN-834001, Indian National hereinafter called the "PURCHASER" (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 10 (Ten) Kathas 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) 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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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 11th September 1952 bearing No.3143 for the year 1952 and a deed of declaration and 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 Shavchand 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 26th 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 Juharmull 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 R.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 19th 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 11th 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 R.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 11th September, 1952 ;AND

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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 12th, 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 26th 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 Chartable Trust in conformity with and in accordance with the terms and conditions of the said Deed of Trust dated 11th 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 15th 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

WHEREAS an Indenture dated 15th 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 15th 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. Ratni Devi Khemka, Sri Indra Prakash Khema and Smt. Lalita Devi Khemka was accepted in the said meeting dated 15th 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 15th 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 15th 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 plots in favour of said Trust. Minutes of the said meeting dated 15th April, 1989 was signed by the outgoing trustees, new Trustees and also by other members of the family of Late Seth Juharmull Khemka; AND

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 11th 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 11th 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) R.S. Plot No.121 (portion, area 0.59 acre), R.S. Plot No.123 (portion, area 0.26 acre), R.S. Plot No.207 (area 0.02 acre), R.S. Plot No. 206 (area 0.08 acre), R.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) (j) 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

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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 16th January,2004 and 24th January,2005, Sri Sanjay Rungta and Sri Sunil Kumar Rungta respectively are appointed as a new Trustees of the said Trust ; AND

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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 Sahjay 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.1277/1105 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

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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) (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 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

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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, 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 **10 (Ten) Kathas** of land out of and from C.S. Plot Nos. 194, 195, 196, 201 corresponding to M.S. Plot No. 52 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 Juharmul Khemka Charitable Trust (The VENDOR hereto), the PURCHASER approached the VENDOR and negotiated for purchase of the said **10(Ten) Kathas** of land (the SAID PROPERTY), more fully described in the SCHEDULE 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 **10(Ten) Kathas** 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) 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.37,00,000/- (Rupees Thirty-Seven Lakhs only)** absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispensens, 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. 37,00,000/- (Rupees Thirty-Seven 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

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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 10(Ten) Kathas 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) 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 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 PURCHASER as follows:-

1. That on receipt of the entire sale consideration by the VENDOR'S trustees and the VENDOR has put this day the PURCHASER in physical and peaceful possession of the SAID PROPERTY and the PURCHASER 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.

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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.
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 PURCHASER 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 PURCHASER in quiet, peaceful and vacant possession of the SAID PROPERTY and every part thereof as absolute owner thereof. It shall be lawful for the PURCHASER 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 PURCHASER 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 PURCHASER 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 PURCHASER 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 PURCHASER shall have and shall enjoy full and absolute proprietary right on and over the SAID PROPERTY. The PURCHASER 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.

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6. AND THAT the PURCHASER shall further get his name mutated in all official and public records of the Sherista of the State and Ranchi Municipal Corporation, Ranchi. The PURCHASER 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 PURCHASER 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 PURCHASER 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 PURCHASER in the manner aforesaid as shall and may be reasonably required by the PURCHASER for assuring the SAID PROPERTY and every part thereof hereby granted, conveyed, sold, assigned and assured unto and to the use of the PURCHASER.

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 **10 (Ten) Kathas (Equivalent to 16.52 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) 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 : M.S. Plot No.52(portion)

[Handwritten Signature]

[Handwritten Signature]
[Handwritten Signature]

SOUTH : M.S. Plot No.52(portion)

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

WEST : M.S. Plot No.52(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.37,00,000/- (Rupees Thirty-Seven 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.	Cheque No.328628	12/11/2015	Punjab National Bank, S.N. Ganguly Road, Ranchi	37,00,000/-
Total				37,00,000/-

VALUATION

VALUE OF 10 (TEN) KATHAS OF LAND (AS PER LATEST APPROVED GOVERNMENT RATE) :- Rs.34,58,843/- (Rupees Thirty-Four Lakhs Fifty-Eight Thousand Eight Hundred and Forty-Three Only) but the stamp duty and registration fees has been paid on the Value of **Rs.37,00,000/- (Rupees Thirty-Seven 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.

[Handwritten Signature]

[Handwritten Signature]
12/12/15

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

Ramkumar

Ante

Singh
12/12/15

VENDOR

WITNESSES:

Ram Chandra Rungta
So-late Ram Kumar Rungta
Ranchi
1. *(R - C - R)*
(SRI RAM CHANDRA RUNGTA)

2. *Sumit Singh*
So-late manager Singh
Ram Ranchi
UID No. - 8133123349U

Thumb

Fore

Index

Ring

Little

SIGNATURE OF PURCHASER



P. D. Singh Adv.

Neohan

[Handwritten signature]

Little Finger	Ring Finger	Middle Finger	Fore finger	Thumb

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.

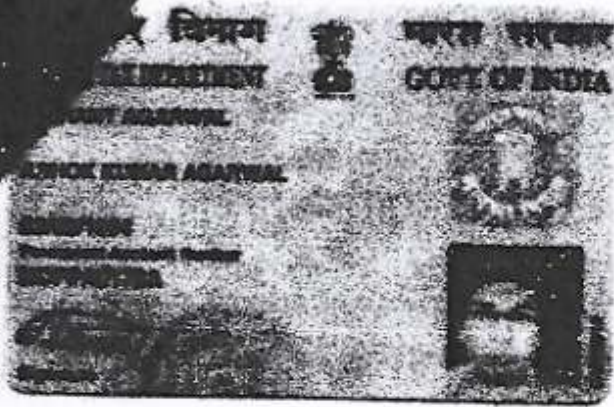
P. D. Singh Adv.
ADVOCATE, RANCHI
12/12/2015



Handwritten signature
Ranchi



Rambhauk Khe
Jharmuul Khe



Wichan



भारत सरकार
GOVERNMENT OF INDIA

निशान्त अग्रवाल
NISHANT AGARWAL
जन्म वर्ष / Year of Birth : 1994
पुरुष / Male



4427 3289 9680

आधार - आम आदमी का अधिकार



भारत
GOVERNMENT OF INDIA

पता:
S/O शिव वानिया, पेपर एवं
स्टेशनरी मार्केट, डीनसंधु लेन, अपर
बाजार, रांची, झारखण्ड, 834001

Address:
S/O SHIV VANLIYA, PAPER
AND STATIONERY
MARKET, DINSANDHU
LANE, UPPER BAZAR,
Ranchi, Jharkhand, 834001



1800 180 1807



help@india.gov.in



www.india.gov.in



P.O. Box No. 1967
Bangalore-560 001

Nishant

10 kahe



बिहार राज्य धार्मिक न्यास पर्वद

विद्यापति मार्ग, पटना - 800,001

BIHAR-STATE BOARD OF RELIGIOUS TRUSTS

Vidyapati Marg, Patna - 800-001

Ref. No. संख्या :- ११३३ दिनांक २५/१/१९९१

Date.....

प्रेषक, श्री राधा कान्त यादव, १० पिन १० निशेष पदाधिकारी।

सेवा में, श्री राम स्वल्प संगठन, ट्रस्टी सेंट जुहरमल येमका पैरिटेडुल ट्रस्ट मोरावादी रांची निवा रांची।

महोदय,

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

१] जमीन विक्री से प्राप्त राशि सेंट जुहरमल येमका पैरिटेडुल ट्रस्ट के नाम से किसी राष्ट्रीय कृत बैंक रांची में रखना होगा जिसका खाता न० पर्वद को हासिल कराना होगा।

2] मन्दिर, स्कूल, अस्पताल या जो भी जन कल्याणकारी कार्य लिये जायेगी 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 हद की राशि प्राप्त होगी वह न्यास की आय मानी जायेगी।

5] न्यास की जमीन कम से कम 6,000 रु: हजार के लिये प्रति एकड़ की दर से विक्री करना या इतने अधिक दर से विक्री करने का प्रयास करना जिससे न्यास को अधिक से अधिक रकम प्राप्त हो सके।

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

कु-30

Rambhadr...
...

खेट न०	खाना न०	प्लॉट न०	रकबा		नगरपालिका न०
			स०	ई०	
2	3	141/11778	0-	46	52
2	19	121 {पोरतन}	0	59	51
2	190	123 {पोरतन}	0.	26	51
2	190	207	0	02	46
2	162	206	0.	08	53
2	16	203	0	28	49
2	56	137 {पोरतन}	0	30	49
2	56	138 {पोरतन}	0	97	49
2	56	142	0.	52	49
सर्वे सेटलमेन्ट प्लॉट न०-					
	154	-	1	31	52
	195	-	0	71	52
	196 {पोरतन}	-	0.	57	52
	201	-	0	83	52

कुल योग

6 : 70 { 63 रकबा सत्तर ई 0 }

विश्वात्मभजन

2/9/2019 9/ राधा कान्त यादव

विशेष पदाधिकारी

Ranbawal

बुले

श्री राधा

Ward No. I.

Sheet No.

RANCHI MUNICIPAL CORPORATION

प्लॉट नंबर 9

प्लॉट नंबर

KHASRA

6 Feb. 1960

Plot नंबर	Holding होल्डिंग नंबर	Street सडक या गली विषय होल्डिंग है।	Owner नया मालिक का नाम तद्वत कोविध और शर्तें।	Occupier नया रहनेवाला का नाम और कोविध और शर्तें।	Description प्लॉट-बारे नंबर और बादा मालिकाना।	Total area कुल रकबा	Plinth area प्लॉट का रकबा	Remarks कोविध
86	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-822		प्लॉट नंबर 9
87	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-821		प्लॉट नंबर 9
88	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-820		प्लॉट नंबर 9
89	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-819		प्लॉट नंबर 9
90	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-818		प्लॉट नंबर 9
91	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-817		प्लॉट नंबर 9
92	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-816		प्लॉट नंबर 9
93	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-815		प्लॉट नंबर 9
94	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-814		प्लॉट नंबर 9
95	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-813		प्लॉट नंबर 9
96	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-812		प्लॉट नंबर 9
97	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-811		प्लॉट नंबर 9
98	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-810		प्लॉट नंबर 9
99	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-809		प्लॉट नंबर 9
100	---	प्लॉट नंबर	प्लॉट नंबर 9	प्लॉट नंबर 9	प्लॉट नंबर 9	9-808		प्लॉट नंबर 9

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10 0 11

राजस्व एवं भूमि सधार विभाग

लगात स्पॉट

VI 119



Sch. XIV F. No.

जिला का नाम राज
अनुमण्डल का नाम सि
अंचल का नाम सि
मौजा सोहलवाड़ा
धाना वी. आता नम्बर 196

स्पॉट क्रमांक 01 8059097
स्पॉट का नाम रवेमका-पेड़वाड़ा
पिपर का नाम रवेमका-पेड़वाड़ा
जमावदी नम्बर 119/21

खाता संख्या	34170/115	रकबा (एकड़ में)	3.886
-------------	-----------	-----------------	-------

जोत की मालाना मांग का विकल्प (बकाया पूर्व) चालू वर्ष का

भाग	वार्षिक	3 वर्ष का योग	5 वर्ष का योग	विगत वर्ष
लगात	88-85			
सेस	21-50			
* ब्याज	432-00			
विविध	47-00			
योग	115-00			

अदाकारी	3 वर्ष से ज्यादा	3 वर्ष का योग	5 वर्ष का योग	विगत वर्ष	इस वर्ष	अंतिम
लगात				88-85		
सेस				21-50		
* ब्याज				432-00		
विविध				47-00		
योग				117-00		

- कुल योग शब्दों में 210-55
- नाम अदाकारी (9) 115
- कुल बकाया 115-00

SPL/2013

Rambhadr
Singh
Kach



भारत सरकार
GOVERNMENT OF INDIA



सुरिंदर सिंह
Surinder Singh

जन्म वर्ष / Year of Birth: 1985

लिंग / Male



8133 1233 4915

आधार – आम आदमी का अधिकार



संसदीय प्रतिकरण
संसदीय प्रतिकरण - भारत

पता: S/O ल. मंगेशकर सिंह, इन्द्रपुरी रोड
K-13, रातु रोड, हेहाल, रांची, झारखण्ड,
834005

Address: S/O Late Manager
Singh, Indrapuri Road No-13,
Ratu Road, Hehal, Ranchi,
Jharkhand, 834005



1800 181 1847



help@lksa.gov.in



www.lksa.gov.in



P.O. Box No. 1847,
Bengaluru-560 001

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



E-Adhaar Letter

नामांकन क्रमांक/Enrolment No.: 0000/00181/45073

Sunil Rungta (सुनील रैग्ता)

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

Date: 11/02/2015

आपका आधारी क्रमांक/ Your Aadhaar No:

9724 5520 2756



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

आपका आधारी क्रमांक/ Your Aadhaar No:

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

आम आदमी का अधिकार

Validity unknown
Digitally signed by Sunil Rungta
Date: 2015.02.11 09:20:57

- ☐ यह पूरा देश भर में मान्य है।
- ☐ इसका उपयोग 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 सहायता मिलेगी।

- ☐ Aadhaar is valid throughout the country.
- ☐ You need to enroll only once for Aadhaar.
- ☐ 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 स्वरूप रैग्ता,
पुष्पंजलि, बरिपातु मार्ग,
विश्वेद अग्रवाल नर्सिंग होम,
बरिपातु, पौराबादी, रांची,
झारखण्ड - 834008

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

9724 5520 2756

9724 5520 2756

आम आदमी का अधिकार

Aam Admi ka Adhikar

Sunil Rungta



भारत सरकार
 Government of India

नामांकित क्रमांक/Enrolment No - 1007/50213/00260

नाम / NAME: RAM SWARUP RINGTA
 पति / HUSBAND: S/O LATE NAM KUMAR RINGTA
 पत्नी / WIFE: S/O LATE NAM KUMAR RINGTA
 पता / ADDRESS: SEETRA AGRADA, N. RINGTA HOME
 बंजर / RANCH: BANGAR
 पिन कोड / PIN CODE: 245408



आपका पत्र क्रमांक / Your Letter No.

4289 8635 8222

— आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

राम स्वरूप रिंगटा
 RAM SWARUP RINGTA



जन्म वर्ष / Year of Birth: 1937
 पुरुष / Male

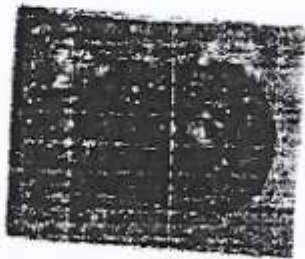
4289 8635 8222

— आम आदमी का अधिकार

Ram Swarup Ringta



भारत सरकार
GOVERNMENT OF INDIA



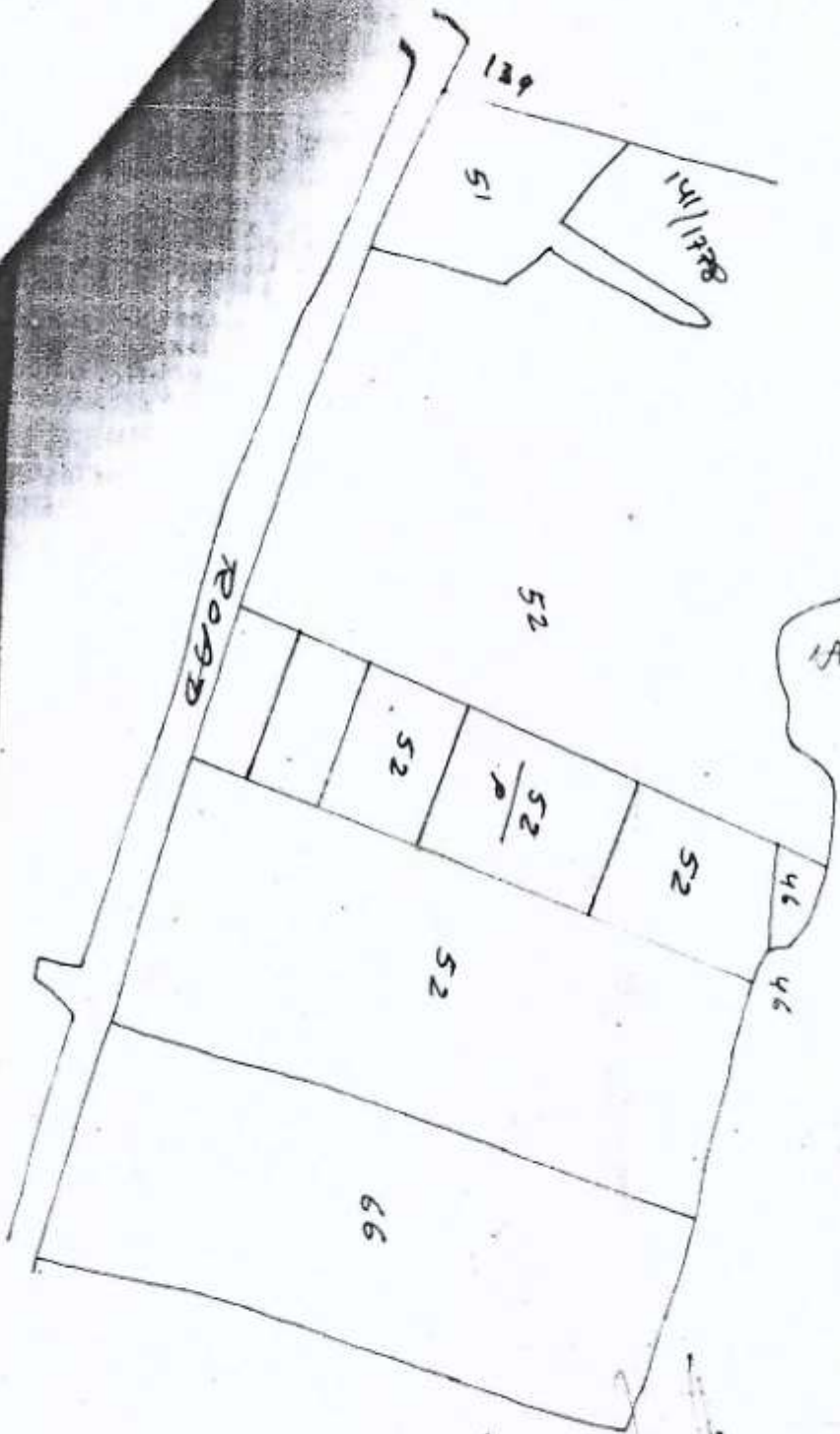
संज्ञा सं. १११
Sanjay Runqta
जन्म वर्ष / Year of Birth 1964
पुरुष / Male

6948 5670 8532



Sanjay

— आम आदमी का अधिकार



THANU NO - 192
 P.S - BAKINPU DIST. RAJIV
 SHANU IN RED WITH

PK50
 A - DEC
 0 - 16.52

Handwritten signature

RANCHI MUNICIPALITY.

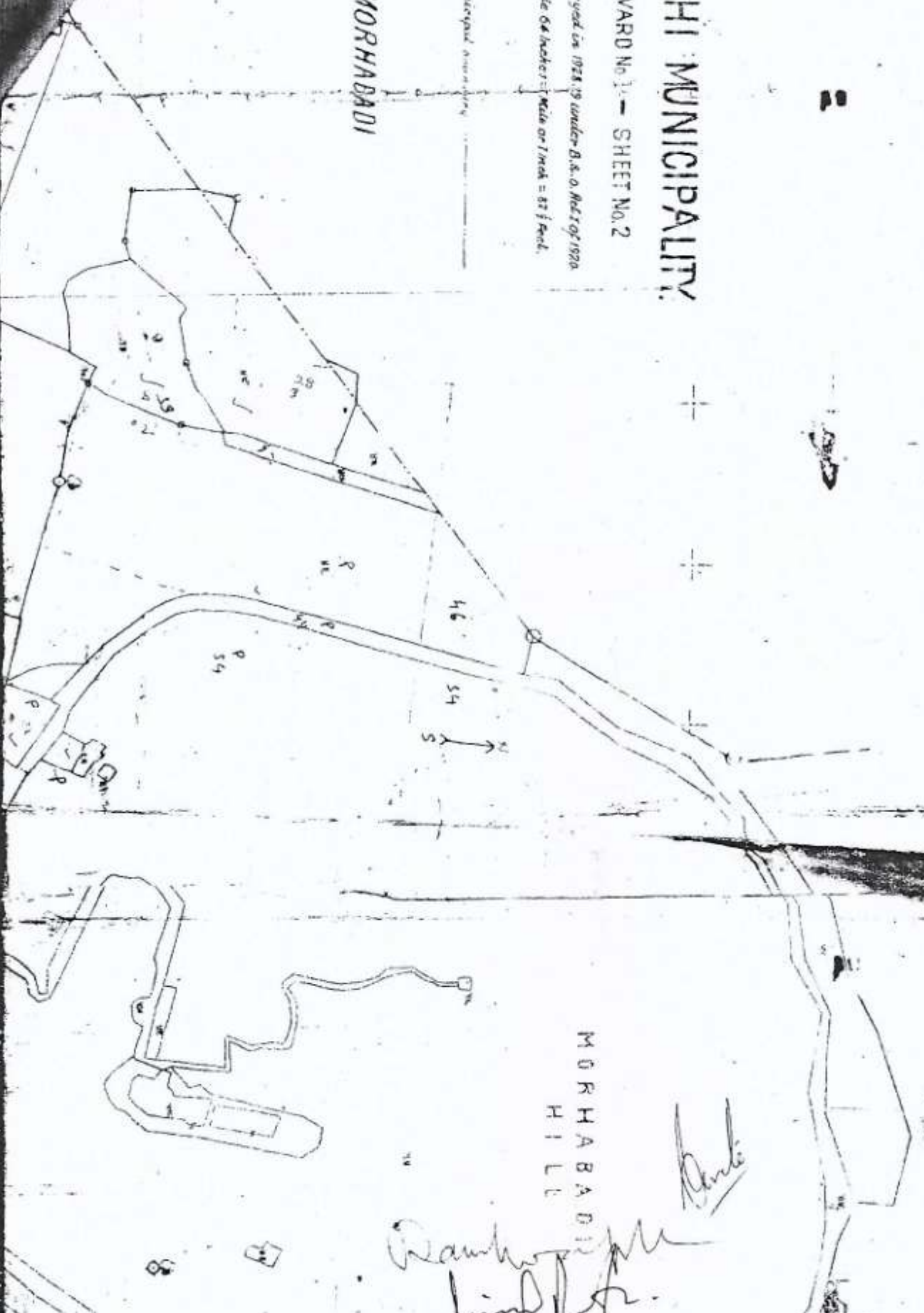
WARD No. 1 - SHEET No. 2

Surveyed in 1924, 19 under B.S.O. No. 107 of 1920

Scale of inches = Miles or Feet = 82 1/2 feet.

Natchiad Municipality boundary

MORHABADI



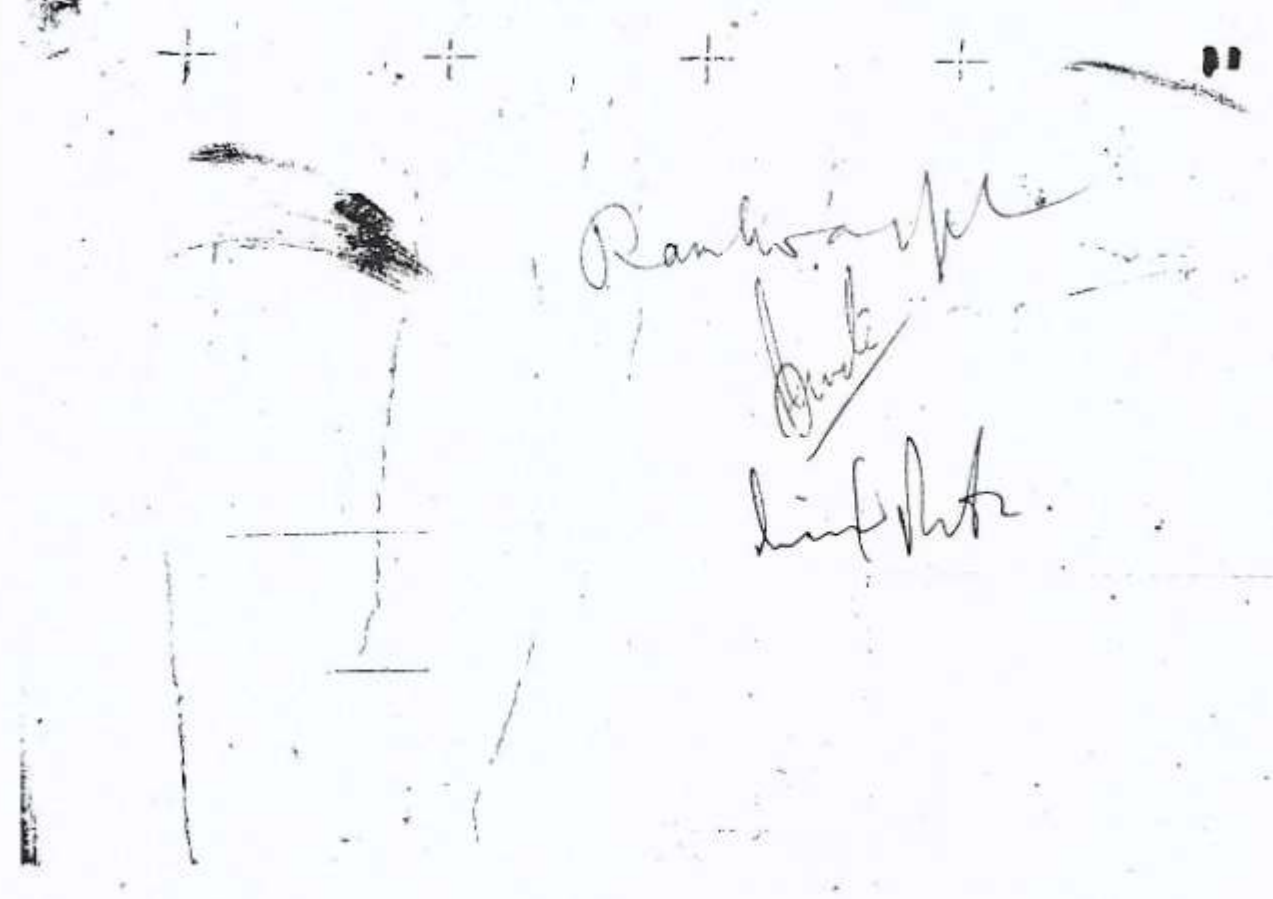
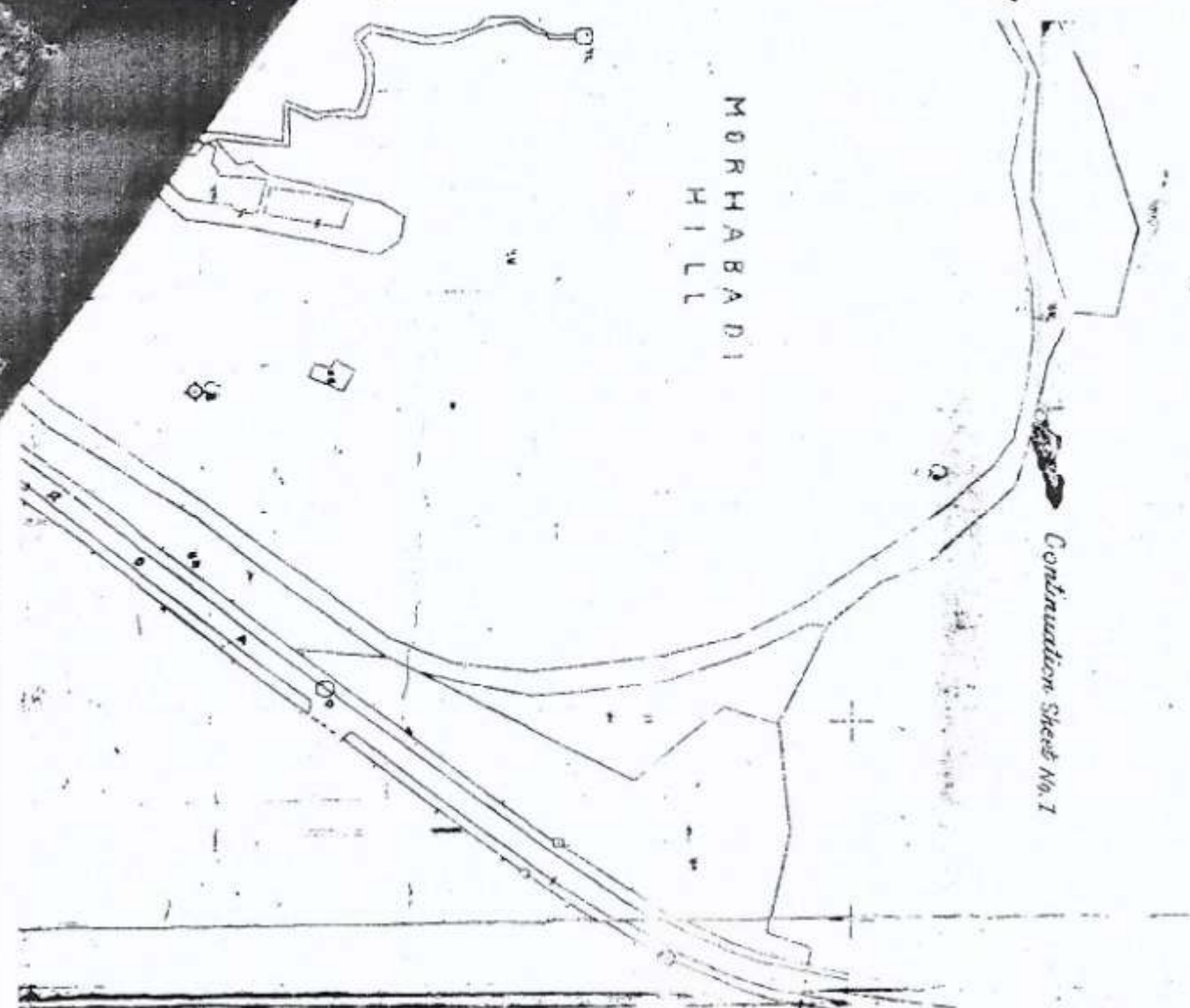
MORHABADI
HILL

Ranchi
hills

MORHABADI
HILL

Continuation Sheet No. 1

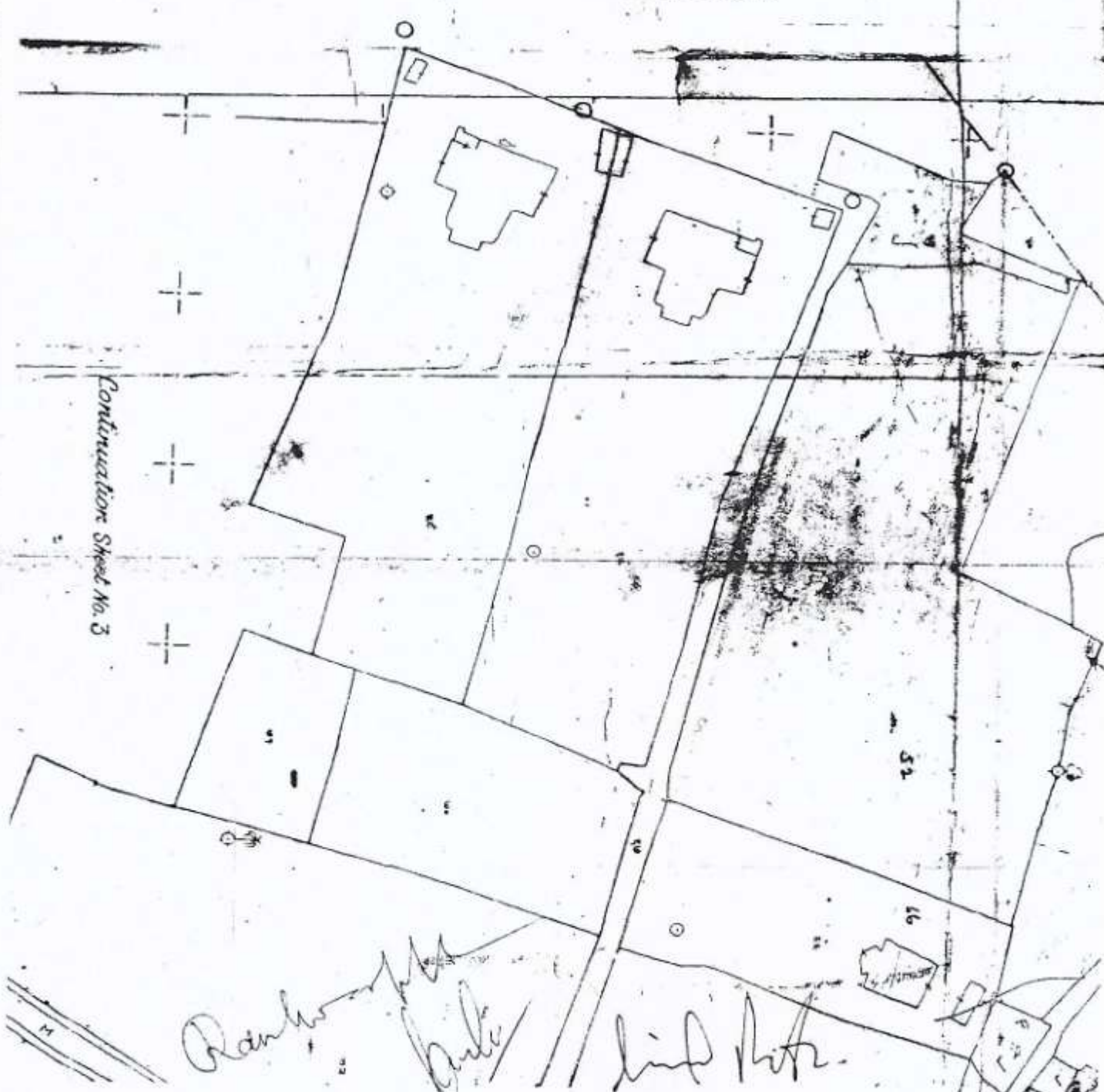
Rancho *[unclear]*
[unclear]
Linf. *[unclear]*

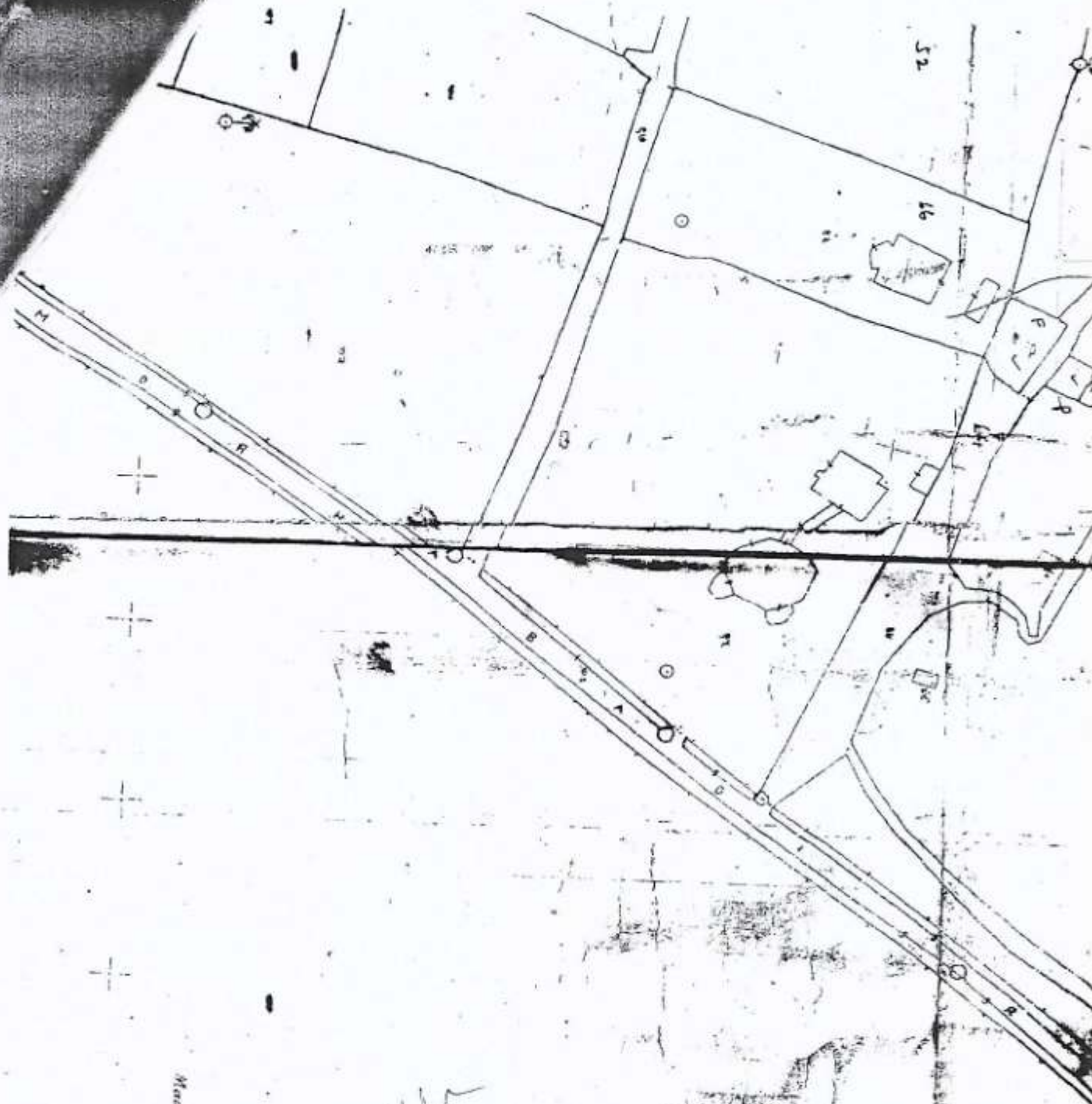


Continuation Sheet No. 4

Continuation Sheet No. 3

Ranch
Baker
Lind Park





52

16

WARD No. VII

References:

Large Post

Letter Box Post

Telegraph & Telephone Post

Handwritten signature

Handwritten signature

Made and Published under the Authority of Government.

Signature
Superintendent of Survey.



निबन्धन विभाग, झारखंड
रांची

जाय पंजी-सह घोषणा प्रपत्र (नियम 114)

Token Date/Time 12/12/2015 11:30:20

Type	State Deed	Presenter	Ram Swaroop Rungta
Name & Address	Pushpanjali Karam Toli	Chowk Bariatu Road Ranchi	Date of Entry 12/12/2015
Assessable Doc Value	3700000	DOE	Total Pages 76
Assessment/Transaction Value	3700000	Stamp Value 149000	Book 1
Special Type		Serial No	CNO/PNO
Remarks / Other Details		Old Serial No /	
Property Details:		App ID	e-Stamp Cert. No.

Anchal	Th.No.	Wrd/Htk	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
Ranchi Shahar	192	J	Morabadi		52	MSP	M S P No 52/Part	M S P No 52/Part	M S P No 52/Part	M S P No 52/Part	5	U_RES	16.52 Decimal	3456975.2

Other Property Details:

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

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/IF 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Seth Juharmull Khemka Charitable Trust Thro Its Trustee 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 Its Trustee 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 Its Trustee 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	Nishant Agarwal	Ashok Kumar Ajarwal	Business	पिता	अग्रवाल	Male	Bdfpa0176a			Paper And Stationery Market Upper Bazar Ranchi	paper and stationery market upper bazar ranchi
5	Identifier	Sumit Singh	Late Manager Singh	Business	पिता	अग्रवाल	Male				Ratu Road Ranchi	Ratu Road Ranchi

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,140.00	0.00	1,140.00
2	A1	111,000.00	1,110.00	112,110.00
3	I	500.00	10.00	510.00
4	M	150.00	10.00	160.00

<http://172.16.20.229/jarSRNC/reg/prmdetails.aspx?deedid=437957>

12/12/2015

112,790.00 | 1,130.00 | 113,920.00

Rambhadracharya

दिए गए दस्तावेज में अंकित तथ्यों के अनुरूप है।

पुर्व सारांश में इंप्ट फार्म के अनुरूप डाटा दिए की गये है।

① Ram Swaroop Kungta

② Sanjay Kungta ③ Sumit Kumar Kungta

जिसकी पहचान निवासी Sumit Singh Ratu Kow.

P.O. Singh
दस्तावेज लेखक का हस्ताक्षर
12/12/2015

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंटर ऑफिस का हस्ताक्षर

इस दस्तावेज के निष्पादन को मेरे समक्ष

पिता Lt. Manager Singh
पेशा Business ने की।

Sumit Singh

निर्वाहक पदाधिकारी का हस्ताक्षर











Rambhadracharya

Signature




निबंधन विभाग, झारखंड
रांची

No.9 Taken Date: 12/12/2015 11:30:30
Deed No./Year : 7930/6708/2015
Type: Sale Deed

Sl. No.	Party Detail:	Photo	Thumb
1	Seth Juharmull Khemka Charitable Trust Thro Its Trustee 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 Its Trustee Sanjay Rungta Father Husband Name: Ram Swaroop Rungta (VENDOR) Pushpanjali Karam Toli Chowk Bariatu Road Ranchi		
3	Seth Juharmull Khemka Charitable Trust Thro Its Trustee Sunil Kumar Rungta Father Husband Name: Ram Swaroop Rungta (VENDOR) Pushpanjali Karam Toli Chowk Bariatu Road Ranchi		
4	Nishant Agarwal Father Husband Name: Ashok Kumar Agarwal (VENDEE) Paper And Stationery Market Upper Bazar Ranchi		
5	Sumit Singh Father/Husband Name: Late Manager Singh (Identifier) Ratu Road Ranchi		

Book No. I
Volume 448
Page 1 To 76
Deed No. 7930/6708
Year 2015
Date 12/12/2015 15:03:48

Registering Officer


Signature of Operator



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र

Duplicate-copy CRSLP14231830

1/15/2018



जिला का नाम	राँची	अनुमंडल नाम	सदर	बड़ागाँई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	21	पृष्ठ संख्या वर्तमान	12	थाना न. 192
कामिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिप्लुत जिसमें नामांतरण संबंधित है
1830	54 /R27 2016 - 2017	मोरहाबदी/ 192	राँची	02/06/2016	By Sale Registration Dated 12/12/2015	खाता न. 3 भाग वर्तमान 6 पृष्ठ संख्या वर्तमान 119
						कारोबार विस्तृत सूचना प्लॉट क्षेत्रफल 52 10 कठ
						रजिस्टर 2 लगान अद्यतन तिथि अभिलिखित
केता का नाम :	निशान्त अशवाल , पिता-अशोक कुमार अशवाल , जाति पत्ता-अपर बाजार स्टेशनरी मार्केट राँची, झारखण्ड	जनाबंदी रैयत का नाम :	जुहारमल खेमका चेरीटेबुल ट्रस्ट मोरखदी राँची.....	विक्रेता का नाम : राम स्वरूप रंगटा , पिता-स्व. राम कुमार रंगटा , जाति..... पत्ता-पुष्पाजली करम टोली चौक बरियातु राँची, झारखण्ड वी संजय रंगटा , सुनील कुमार रंगटा , पिता-राम स्वरूप रंगटा , जाति..... पत्ता-पुष्पाजली करम टोली चौक बरियातु राँची, झारखण्ड		
<p>राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनाएँ 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।</p>						
<p>Signature valid Digitally signed by PRAJAPATI BINOD अंचलाधिकारी बड़ागाँई</p>						

Sch XIV- F.No. 180v
रसद मालगुजारी
नाम सर्कल । नाम मौजा मय
थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 12
नाम रैयत मय बलिदयत जमाबन्दी Vol. No. : 21
वो सकुनत नम्बर। Receipt No. : 0876445112

बड़ागाई मोरहाबादी 192 निशान्त अग्रवाल		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
3	52	10 कठा 0 छटाक 0 वर्गफीट

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

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

मांग बाबत	साताना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	
माल (नकदी)	20.00		20.00	20.00	20.00	20.00
गुजारी (भावली)	5.00		5.00	5.00	5.00	5.00
सेस	10.00		10.00	10.00	10.00	10.00
सूद	10.00		10.00	10.00	10.00	10.00
मुतफरकात	4.00		4.00	4.00	4.00	4.00
मौजान	49.00		49.00	49.00	49.00	49.00

तफसील अदायकारी

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मोतालबा हाल (2019-2020)	फाजिल
		३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)			
माल (नकदी)		20.00	20.00	20.00	20.00		
गुजारी (भावली)		5.00	5.00	5.00	5.00		
सेस		10.00	10.00	10.00	10.00		
सूद		10.00	10.00	10.00	10.00		
मुतफरकात		4.00	4.00	4.00	4.00		
मौजान अदायकारी		49.00	49.00	49.00	49.00		

(१) मौजान कुल (लफजों में) : One Hundred Ninety Six Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 195.00

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/003/0156/20/21

Date : 22-02-2021

प्रभावी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री

NISHANT AGARWAL S/O ASHOK KUMAR AGARWAL

पता

MORABADI ASHA SHREE GARDEN ROAD RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं- 003000369400020 एवं नया वार्ड सं 3 (पुराना वार्ड सं 3) हुआ है, आपके स्व-निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- रु० 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	334.20
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)		334.20



To be signed by the Applicant

नोट:-

- कर निर्धारण की सूची, राँची नगर निगम Website, 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 सम्पत्ति 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 सम्पत्ति कर का भुगतान त्रैमासिक देय होगा।
- यदि किसी वर्ष के लिए सम्पूर्ण धृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
- किसी देय धृति 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 जाच 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 संग्रहित इस सम्पत्ति कर इन इमरतों/दांचों को कोई कानूनी हैसियत प्रदान नहीं करता है और/या न ही अपने मालिकों/दखलकार को कोई कानूनी अधिकार प्रदान करता है।
- अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।