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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : f89085c46605ed11ef29

Receipt Date : 11-Jul-2023 02:16:47 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 202300089963

Office Name : SRO - Ranchi Urban3

Document Type : Development Agreement

Payee Name : PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ANY ONE OF ITS DIRECTOR PRATEEK MORE (Vendee)

GRN Number : 2318188765



बचत नियम 21-के अन्तर्गत निम्नलिखित अर्थदाता द्वारा
इन्सेसि एक्ट 1908 की धारा के अधीन
भारतीय स्टैम्प अधिनियम 1899 के अनुसूची
I बा I का सं-5...के अधीन यथावत स्टैम्प
द्वारा प्रदायित शुल्क है विमुख या स्टैम्प शुल्क
बापेक्षित है।

निबंधन पदाधिकारी
बहरी क्षेत्र-2, राँची

12-7-2023

S B Baidya 12/07/2023
Narany Baidya 12/07/2023
Ashu Taddar 12/07/2023
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
12/07/2023
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED
DIRECTOR

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अधवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

प्रमाणित किया जाता है कि इस रसीद के माध्यम से
पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratish Kumar
12/07/2023 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
12/07/2023 DIRECTOR



Shubhi
12-07-2023
Neeraj Pandey
12-07-2023
Ashu Todor
12-07-2023

D. Agreement

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मिस शर्दा बुधिया - पति के निधन - अशु
पुत्र - यशोवन्त बुधिया - स्त्री के साथ
70 74, 215 एन 332 न के निधन



Ar
12/7

Ashu Poddar
12.07.23

Neeraj Budhia
12-07-2023



This agreement is made and entered on this the 12th Day of July 2023.

BETWEEN

(1) SHARDA BUDHIA, Date of Birth: 05/01/1946, (UID: XXXX XXXX 9471; PAN: AAYPB8367K, MOB: 8294705458), wife of Late Gyan Prakash Budhia, Daughter of Late Satya Narayan Khemka, Granddaughter of Late Babulal Khemka, by Occupation Home maker, by Caste - General, (Uncovered from CNT - ACT- 1908), resident of Missirgonda, Gyanodaya Gonda Town, Kanke Road, District Ranchi, State Jharkhand (Indian Citizen), (2) NEERAJ BUDHIA, Date of Birth 31/08/1968, (UID: XXXX XXXX 2980; PAN: ABAPB2646L, MOB: 9471161116) son of ShardaBudhia and Late Gyan Prakash Budhia, Grandson of Late Ganga Prasad Budhia, by Caste - General, (Uncovered from CNT - ACT- 1908), by Occupation Business, resident of MissirGonda, GyanodayaGonda Town, Kanke Road, Ranchi District - Ranchi, State Jharkhand, (Indian Citizen), (3) ASHU PODDAR , Date of Birth: 17.09.1966, (UID: XXXX XXXX 6615; PAN: ABGPP4207P, MOB: 8294705458), wife of Sri Pramod Kumar Poddar, Caste - General, (Uncovered from CNT



For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pijushu
12-07-2023
DIRECTOR

Prateek More
12-07-23
DIRECTOR



SBuella

12.07.2023

Little
Ring Middle Index Thumb

12 - 7 - 2023

क पुवाहन/आपराहब ... 12.10.00
निबंधन कार्यालय ... श्री ...
निवासी ...
पेशा ... जो लक्षिकेरी दाबेदा ...
बाबर निबंधक ... द्वारा प्रमाणिक
रुलाख्या सं ... सन ... के अधी
नेरुकासीयो वा दाबेदारी मे से एक श्री
के अधिकार हैं ने मे निबंधन के लिए पेशा किय



Handwritten notes and signatures in Hindi.

निबंधन एकाधिकारी
बहरी संघ-2, दंडि.गं.

12-7-2023

- ACT- 1908), R/o 20 Dobsan Road, Flat No. 35A Shree Niketan, Howrah, District - Howrah, State - West Bengal, C/o Sharda Budhia, Missirgonda, GyanodayaGonda Town, Kanke Road, District Ranchi, State Jharkhand, (Indian Citizen), hereinafter called the LANDLORD/ FIRST PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include their heirs, successors, legal representatives, executors, administrators and other assigns) of the FIRST PART;

AND

PANCHRATNA PROMOTERS PRIVATE LIMITED (PAN - AAFCP4668P) (GSTIN: 20AAFCP4668PIZZ) (CIN: U45200JH2010PTC014022), a Company incorporated under the Companies Act, 1956 having its registered office at Panchratna Group, 311, 3rd Floor Panchratna Galleria, Sarjana Chowk, MG Road, Ranchi, P.S.- Lower Bazar, District- Ranchi, State- Jharkhand and represented through any of its Director (1) MR. PRATEEK MORE, (DIN: 02817026), Date of Birth: 15.09.1986, UID: XXXX XXXX 0165, Mob. 9835139913, (2) MR. PIYUSH MORE (DIN: 2825386), Date of Birth: 14.05.1984, UID: XXXX XXXX 8604, Mob. 9386950092, both sons of Shri Kamal Kumar More, both grandson of Late Satyanarayan More, by faith- Hindu, by Caste- (Uncovered from CNT - ACT- 1908), by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand (Indian Citizen), hereinafter called the DEVELOPER / OTHER PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include its, legal representatives, executors, administrators and other assigns) of the OTHER PART;

IN THIS AGREEMENT UNLESS IT IS CONTRARY TO OR REPUGNANT TO THE CONTEXT THE TERMS OR EXPRESSION AFOREMENTIONED SHALL MEAN AND HAVE THE FOLLOWING MEANINGS: -

IN THIS AGREEMENT - unless it is contrary to or repugnant to the context the terms or expression aforementioned shall mean and have the following meanings:-

LANDLORDS- shall mean the Owners above named and their besides legal heirs, successors, in-interest, executors administrators, legal representative's and other assigns.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Rajesh M -
12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
12/07/23
DIRECTOR

Page 2 of 29

Ashu Fodder

12-07-2023

Neeraj Rauthe

12-07-2023

S. B. S. S.

12-07-2023

LAND PROPERTY- means the land measuring more or less 34926 Square Feet equivalent to 80.18 Decimals equivalent to 48.50 Kathas of chhaparbandi land in R.S. Plot No. 1830 (part), 1831 (part), 1834 recorded in Khata No. 332, 215 and 74 with one pucca house together with well, trees, compound wall, and other structures bearing Holding No. 211/B, Khewat No. 06, Ward No. 02 within Ranchi Municipal Corporation situated at Village – Missirgonda, P.S. – Gonda, Thana No. 191, District – Ranchi, State – Jharkhand, which stands more fully and particularly described in schedule A below.

BUILDING - shall mean the Multi-storied commercial and residential buildings in separate blocks consisting of several units for commercial and residential use to be constructed on the land given in schedule- "A" of this agreement/deed by the Developer at its own cost and expenses as per plan duly sanctioned by competent authority of R.M.C. Ranchi or any other competent authority.

DEVELOPER - shall mean the above named Second Party and their legal representative, successors, executors, administrators and assigns.

UNIT - shall mean a covered area available for independent use and occupation for commercial/residential purpose i.e. entire covered areas as per sanction building plan map by competent authority of R.M.C. Ranchi or any other competent authority of Jharkhand and shall include the plinth area of the unit, Plinth area, open space, stair case and also thickness of the wall (external, internal & pillars).

COMMON PART- shall mean common passage, corridors, stair case, common lavatories, pump room, and tube well, overhead tank, water pumps and common facilities and amenities for common use and enjoyments and all fixture and fittings.

SUPER BUILT-UP AREA - means and include the carpet area, stair case, lobby, passages, thickness of the walls, common part, etc. of the proposed multi storied building.

LAND LORD'S SHARE - It shall be 67% constructed super built-up area of the commercial units and 55% constructed Super Built Up Area of the residential units for their respective land in proportion out of total land in the proposed multi storied building together with the right, title, interest in common facilities and amenities

Ashu Taddar
12-07-2023

S. Bhattaraj Naray Bhattaraj
12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
12/07/23
DIRECTOR

including the right to the user or easement thereof with undivided share of land after providing 33% constructed super built-up area of the commercial units and 45% constructed Super Built Up Area of the residential units i.e. Developer's share more fully described in Schedule "B".

DEVELOPER'S SHARE - It shall mean 33% constructed super built-up area of the commercial units and 45% constructed Super Built Up Area of the residential units in the proposed multistoried building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land more fully described in Schedule "C".

FORCE MAJEURE - shall described as flood, earthquake, riot, war storm, tempest, civil commotion, strike, lock out, lock down, pandemic, epidemic and/or any other act or commission beyond the control of the developer.

AND WHEREAS the land measuring more or less more or less 34926 Square Feet equivalent to 80.18 Decimals equivalent to 48.50 Kathas of chhparbandi land in R.S. Plot No. 1830 (part), 1831 (part), 1834 recorded in Khata No. 332, 215 and 74 with one pucca house together with well, trees, compound wall, and other structures bearing Holding No. 211/B, Khewat No. 06, Ward No. 02 within Ranchi Municipal Corporation situated at Village - Missirgonda, P.S. - Gonda, Thana No. 191, District - Ranchi, State - Jharkhand, exclusively belongs to the Landlords above named 01 to 03.

AND WHEREAS, Khata No. 332, R.S. Plot No 1830 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi is recorded in revisional survey records of right in the name of Mathura Prasad Sahu son of Sukhdeo Sahu and Kauleshar Sahu son of Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper Bazar, Ba Hissa Barabar as Chhparbandi land measuring an area of 36 decimals.

AND WHEREAS, Khata No. 74, R.S. Plot No 1831 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi is recorded in revisional survey records of right in the name of Mathura Prasad Sahu son of Sukhdeo Sahu and

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Rajiv M.
12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
12/07/23
DIRECTOR

Page 4 of 29

Ashu Taddar
12-07-2023

S. Pradeep
12-07-2023

Kauleshar Sahu son of Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper Bazar, Ba Hissa Barabar as Chhparbandi,

AND WHEREAS, Khata No. 215, R.S. Plot No 1834 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi is recorded in revisional survey records of right in the name of Kanhai Mali S/o Chhatu Mali by Caste - Mali, Resident of Ranchi Mahalla Upper Bazar, Kali Babu Street, Ranchi.

AND WHEREAS Khatiyani Raiyat Mathura Prasad Sahu and Kauleshar Sahu by a Registered Indenture being Deed No. 1886 dated 25.05.1939 in the year 1939 registered in the office of District Sub Registrar, Ranchi sold and conveyed the 0.06 Acre (6 Decimals) piece and parcel of vacant land to Arthur John Breese since deceased and the said Arthur John Breese duly came to hold and possess the same in Chhparbandi rights.

AND WHEREAS Arthur John Breese died on or about 23rd August 1953 leaving his only son Ernest William Greese and his only daughter Elizabeth Fosberry as his sole heirs and legal representatives who came to hold and possess the said piece and parcel of land exclusively and in Chaparbandi rights.

AND WHEREAS said Ernest William Greese son of Late Arthur John Greese and Elizabeth Fosberry wife of Irvine Joseph Rosberry through their constituted Attorney Holder Irvine Joseph Fosberry son of Walter Anthony Fosberry vide Power dated 26.09.1959 notarized by Notary Public at Calcutta had sold land measuring 0.06 Acres (6 Decimals) being Plot No. R.S. 1830, Sub Plot No. 1830/A to Kasturi Lal Mahendra son of Late Dewan Chand Mahendra vide Book No. 1, Volume No. 33, Page No. 204 to 210 Deed No. 5933/5532 dated 10.09.1960 in the year 1960 registered in the office of District Registrar, Ranchi.

AND WHEREAS said Kasturi Lal Mahendra son of Late Dewan Chand Mahendra through his constituted Attorney Holder Kali Pada Dutt son of Late Krishna Nath Dutt had sold land measuring 0.06 Acres (6 Decimals) being Plot No. 1830, Sub Plot No. 1830/A to Sri Gyan Prakash Budhia son of Sri Ganga Prasad

Ashu Poddar 12-07-2023
S. B. S. N. Neeraj Gandhi 12-07-2023
12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pijushu
12/07/23
DIRECTOR

Prateek Mohan
12/07/23
DIRECTOR

Budhia dated 17.09.1966 in the year 1966 At Ranchi.

AND WHEREAS said Sri Gyan Prakash Budhia son of Sri Ganga Prasad Budhia got his name mutated in Town Anchal now Hehal, Anchal, Ranchi vide Mutation Case No. 5635R27/2007-2008 order dated 14.05.2008 and his name is also entered in Register II, Volume No. 10, page No. 66 an up to date rent receipt No. 0536094928 dated 28.06.2022 for the year 2022-2023.

AND WHEREAS said Sri Gyan Prakash Budhia died on 19.04.2021 leaving behind his wife **SHARDA BUDHIA** as his legal heir and successor, thereafter she inherited the property left by him including said land by way of inheritance and came in peacefull possession of the same as absolute owner.

AND WHEREAS said **Sharda Budhia** also got her name mutated in Ranchi Municipal Corporation, Ranchi and she had been allotted Holding No. 00200098760003Z0 within Ward no. 2 of Ranchi Municipal Corporation, Ranchi and she is coming in peaceful possession over the said land as absolute owner.

AND WHEREAS Said **Sharda Budhia** in consideration of natural love and affection out of her own free will without fraud, coercion, or under influence from anybody whomsoever and in full possession of her sense Coveyed, Granted and Transferred the said land measuring an area 0.06 acre (**6 Decimals**) being portion of Plot No. 1830, marked as Sub Plot No. 1830/A under Khata No. 332 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi to **NEERAJ BUDHIA** through a registered Gift Deed being gift Deed No. 2022/RAN/7363/BK1/6590 dated 20.10.2022 entered in Book No. BK1, Volume No. 879, Pages from 261 to 328 of Office of the District Sub Registrar, Ranchi and after the registration of the land on his name, he has also got his name mutated in Hehal Anchal Ranchi in respect of said land vide Mutation Case No. 1203R27/2022-23 and thereafter he remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Hehal Anchal Ranchi entered in Register II, Volume No. 19, Page No.55 and Paid rent receipt No. 0479082537 dated - 24.06.2023 is issued by Circle Office for the year 2023-24 in his name.

Ashu Taddari 12-07-2023
Neeraj Budhia 12-07-2023
Bimal Lip 12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED

12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
12/07/23
DIRECTOR

AND WHEREAS Dudheshwar Prasad Sahu S/o Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper Bazar, Ranchi inherited the said land from Khatiyani raiyat Mathura Prasad Sahu son of Sukhdeo Sahu and Kaleshwar Sahu son of Jagdeo Sahu measuring an area of **30 Decimals** under Khata No. 332, **R.S. Plot No 1830** situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi.

AND WHEREAS Dudheshwar Prasad Sahu S/o Late Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper Bazar, Ranchi sold and conveyed the 8 Katha 10 Chhatak 30 Sq. Ft. equivalent to **14.29 Decimals** piece and parcel of vacant land to Sri Gyan Prakash Budhia son of Sri Ganga Prasad Budhia being Plot No. 1830, Khata No. 332, Sub Plot No. 1830/B vide Book No. 1, Volume No. 48, Page No. 239 to 244 Deed No. 5878/1966 dated 11.07.1966 in the year 1966 registered in the office of District Registrar, Ranchi, duly came to hold and possession over the same.

AND WHEREAS said Sri Gyan Prakash Budhia died on 19.04.2021 leaving behind his wife **SHARDA BUDHIA** as his legal heir and successor, thereafter she inherited the property left by him including said land by way of inheritance and got her name mutated in hehal Anchal Ranchi through Mutation Case No. 1631R27/2021-22 in the year 2021-22 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Hehal Anchal Ranchi entered in Register II, Volume No. 19, Page No.10 and Paid rent receipt No. 0347096391 dated - 24.06.2023 is issued by Circle Office for the year 2023-24 in their name.

AND WHEREAS Dudheshwar Prasad Sahu S/o Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper Bazar, Ranchi sold and conveyed the 7 Katha 04 Chhatak 19 Sq. Ft. equivalent to **12.02 Decimals** piece and parcel of vacant land to Sri Basant Prasad son of Sri Durga Prasad being Plot No. 1830, Sub Plot No. 1830/C having Deed No. 5879/1966 dated 11.07.1966 in the year 1966 registered in the office of District Registrar, Ranchi, duly came to hold and possession over the same.

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Ashu Poddar
Naraj Budhia
12-07-2023
12-07-2023
12-07-2023

Handwritten signature:
S. B. Budhia

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature: Raju M.
12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature: Prateek Kumar
12/07/23
DIRECTOR

AND WHEREAS Sri Basant Prasad son of Sri Durga Prasad sold and conveyed the 7 Katha 04 Chhatak 19 Sq. Ft. equivalent to **12.02 Decimals** piece and parcel of vacant land to Srimati **SHARDA BUDHIA** wife of Sri Gyan Prakash Budhia being Plot No. 1830, Sub Plot No. 1830/C vide Book No. 1, Volume No. 32, Page No. 200 to 204 Deed No. 3 dated 25.05.1972 in the year 1972 registered in the office of District Registrar, Ranchi, duly came to hold and possession over the same.

AND WHEREAS said **SHARDA BUDHIA** got her name mutated in hehal Anchal Ranchi through Mutation Case No. 119R27/1974-75 in the year 1974-75 and thereafter she remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Hehal Anchal Ranchi entered in Register II, Volume No. 02, Page No.22 and Paid rent receipt No. 0947819189 dated - 24.06.2023 is issued by Circle Office for the year 2023-24 in her name.

AND WHEREAS land measuring 0.35 acres (35 Decimals), along with and bari being Revisional Survey Plot No. 1831 of Khata No. 74 situated at Misirgonda alias Pahargonda, Police Station Ranchi (now gonda), Thana No. 191, District Ranchi have been, recorded in the Revisional Survey Record of Right finally published on 24th of January, 1935 as. Chhaparbandi in the names of Mathura Prasad Sahu son of Sukhdeo Sahu and Kuleshwar Sahu son of Jagdeo Sahu having equal share and/the aforementioned persons were in possession of the. said property.

AND WHEREAS the said Mathura Prasad Sahu and Kuleshwar Sahu on account of legal necessity sold 9 kathas of land: being portion of Revisional Survey Plot No. 1831 of Khata No. 74 under Khewat -No. 2/2 situated- at village Misirgonda alias Pahargonda, Pargana Khukhra, Police Station Ranchi (now Gonda), Than a No. 191, District Ranchi to Smt. Rewti Devi wife of Sri Ram Chandra Chotia by virtue of registered deed of sale dated 19.4.1939 registered before the District Sub-Registrar, Ranchi and entered in Book No. 1, Volume No. 16 pages 260 to 262 being deed No. 1438 for the year 1939 for a valuable, consideration and put her in possession of the same, and. she came into possession since the date of purchase.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

S. M. -
12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratish Mohan
12/07/23
DIRECTOR

SB Swalip
Naraj Kundhig
Ashu Poddar
12.07.2023
12.07.2023
12.07.2023

AND WHEREAS Smt. Rewti Devi after, purchase constructed house and got. well excavated and also erected septic tank over the aforementioned land purchased by her.

AND WHEREAS Smt. Rewti Devi got her name mutated in the Ranchi Municipality being holding No. 212 within Old Ward No. IB/ now ward No, 2 and paid taxes upto the 1st quarter for the year 2008-2009 vide receipt no. 347686 dated 25.08.2008 in her name.

AND WHEREAS said Smt. Rewti Devi died leaving behind her sons namely Satyanarayan Sharma and (2) Mohan Lal Sharma both son of Late Ram Chandra Chotia@ Ram Chandra Sharma as his legal heir and successor they have got their names fated- in the Serista of the State of Jharkhand vide order dated 13-05.2008 passed by the D.C.L.R., Sadar, Ranchi in Mutation Appeal No. 168 R15.of 2007-08 and have paid rent up to the year 2008-2009 Vide Receipt No. 2014426 dated 06.09.2008.

AND WHEREAS said Satyanarayan Sharma and (2) Mohan Lala Sharma Jointly sold and transferred the said Property measuring an area **9 Katha or 14.87 Decimals** being portion of Plot No. 1831, under Khata No. 74 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi to **NEERAJ BUDHIA** through a registered sale Deed being sale Deed No. 24499/21326 dated 30.12.2008 entered in Book No. 1, Volume No. 802, Pages from 511 to 552 of Office of the District Sub Registrar, Ranchi and after purchase of the said land he is got his name mutated in Hehal Anchal Ranchi in respect of said land vide Mutation Case No. 5238R27/2008-09 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Hehal Anchal Ranchi entered in Register II, Volume No. 10, Page No.138 and Paid rent receipt No. 0733349180 dated - 24.06.2023 is issued by Circle Office for the year 2023-24 in their name.

Ashu Poddar

12-07-2023

Neeraj Budhia

12-07-2023

12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Signature
12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Moha
12/07/23
DIRECTOR

AND WHEREAS Sri Surajmal Vyas, Son of Ram Pratapj Vyas deceased acquired all the piece and parcel of land measuring **0.33 acres (33 Decimals)** out of R.S. Plot No. 1834 marked as Sub-Plot No. 1834/A of Khat No. 215 Khewat No. 6 situated at Village Missirgonda alias Pahargonda, Pargana Khukhara, P.S. and District Ranchi by virtue of registered Deed of Sale dated 05.04.1942 entered in Book No. I, Volume No. 15, Pages 500 to 503 being deed No. 2108 for the year 1942 for a valuable consideration from Khatiyani Raiyat Kanhai Mali S/o Chhatu Mali by Caste - Mali, Resident of Ranchi Mahalla Upper Bazar, Kali Babu Street, Ranchi and came into possession of the same.

AND WHEREAS the said Surajmal Vyas sold the said properties to Arjun Agrawal, Son of Late Babu Harihar Das Agrawal, by faith Hindu, by Occupation Business, resident of Kanke Road, Ranchi, P.S. Bariatu, District Ranchi by virtue of a registered Deed of Sale dated 11.03.1948 entered in Book No. I, Volume No. 18, Pages 420 to 422 being Deed No. 2172 for the year 1948 for a valuable consideration and put Sri Arjun Agrawal in possession of the same.

AND WHEREAS the said Arjun Agrawal- sold the said properties to the Om Prakash Jain son of late Munshi Ram Jain resident of Upper Bazar Police Station Kotwali, District- Ranchi, by virtue of a registered deed of sale dated 8th January 1988 entered in Book No. I, Volume No.2, pages 193 to 202 being deed No. 252 in the year 1990 for a valuable consideration and put the Om Prakash Jain in possession of the same.

AND WHEREAS the Om Prakash Jain got his name mutated in the Office Ranchi Anchal having Mutation Case No. 475R27/1987-88 Dated 03.02.1988 of the State of Bihar, now Jharkhand and is paying rent in his own name to the state.

AND WHEREAS said Om Prakash Jain sold and transferred the said Property measuring an area **0.33 Acre (33 Decimals)** being portion of Plot No. 1834, marked as Sub Plot No. 1834/A under Khata No. 215 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi to **ASHU PODDAR** through a registered

Ashu Poddar 12-07-2023
Neeraj Pandey 12-07-2023
S. B. Swain 12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Signature
12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
12/07/23
DIRECTOR

sale Deed being sale Deed No. 6383 dated 18.04.2007 entered in Book No. 1, Volume No. 252, Pages from 269 to 296 of Office of the District Sub Registrar, Ranchi and after purchase of the said land they got their name mutated in Hehal Anchal Ranchi in respect of said land vide Mutation Case No. 3263R27/2007-08 and thereafter they remained in peaceful possession over the said land after paying land revenue to the State through Circle Office, Hehal Anchal Ranchi entered in Register II, Volume No. 10, Page No.4 and Paid rent receipt No. 0288703031 dated - 24.06.2023 is issued by Circle Office for the year 2023-24 in their name.

WHEREAS thereafter the Landowners are the absolute owner and in possession over **THE TOTAL LAND MEASURING MORE OR LESS 80.18 DECIMALS** at at Village – Missirgonda, P.S. – Gonda, Thana No. 191, District – Ranchi, State – Jharkhand and the same has been purchased by virtue of Registered Sale Deeds & mutated in the office of Hehal Anchal, Ranchi in the following manner and more fully described in Schedule "A" below:

PLOT NO.S	LANDLORDS NAME	AREA	MUTATION CASE NO.	RENT RECEIPT NO.
1830/A	NEERAJ BUDHIA	06 DEC.	1203R27/2022-23	0479082537
1830/B	SHARDA BUDHIA	14.29 DEC.	1631R27/2021-22	0347096391
1830/C	SHARDA BUDHIA	12.02 DEC.	119R27/1974-75	0947819189
1831/A	NEERAJ BUDHIA	14.87 DEC.	5238R27/2008-09	0733349180
1834/A	ASHU PODDAR	33 DEC.	3263R27/2007-08	0288703031
TOTAL		80.18 DEC.		

AND WHEREAS the Landlords covenant that the aforesaid property is in their exclusive possession with absolute and subsisting right, title and interest and the same is free from all encumbrances, debt, lien charge and attachment and in marketable condition and they have good right full power and that they have absolute authority and right to transfer the whole or part of the Schedule "A" property and to deal with the same in the any manner.

Ashu Poddar
12-07-2023

Neeraj Budhia
12-07-2023

SB Budhia
12.07.2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratula Mohan
12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratula Mohan
12/07/23
DIRECTOR

AND WHEREAS the said Landlords are the absolute owner and in possession over the said land and the said land is free from all encumbrances, lien, charges or litigation whatsoever.

AND WHEREAS the said Landlords being interested to develop the land more fully described in schedule "A" below by amalgamating their land and by constructing Multistoried Building as per plan to be sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and in lieu of the land the Landlords wanted entitlement for 67% constructed super built-up area of the commercial units and 55% constructed Super Built Up Area of the residential units more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land.

AND WHEREAS the aforesaid Developer offered to construct at its own cost a Multistoried Building over the Schedule "A" land as per plan map to be sanctioned by the competent authority of R.M.C., Ranchi, Jharkhand or any other authority which is required for the same and give the Landlords share out of the total super built-up area as mentioned above and also more fully described in schedule "B" below as agreed for the value of the said land and to sell the remaining super built-up area of the said proposed Building with undivided share of land to the prospective purchasers, (Developer share mentioned in the Schedule- "C" below). The proposed building will be constructed by the Developer within 42 months from the date of sanction of plan map or complete possession over the said land whichever is later, with 03 months grace period and if such period is lost by any force Majeure etc. occurs then for the same the Landlords hereby agreed that the period here in above may be extended so lost. However the period stipulated herein above may be extended mutually for such period as the parties may deem fit and proper. It is also mentioned here that the Landlords shall hand over the said land, relevant documents, there after the Developer shall prepare the plan map and submit the same before competent authority/R.M.C, Ranchi, Jharkhand for sanction, and the period of this agreement will run from the date of sanction of plan map or complete possession over the said land whichever is later.

AND WHEREAS certain terms and conditions were agreed to by and among the Landlords and Developer with regards to the construction, transfer of the

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder:-

1. That pursuant to the above mentioned consideration the Developer will develop and construct the Multi-storied Building over the Schedule- "A" land as per the plan to be prepared by the Developer and to be approved/sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and as per laws applicable in relation to construction of buildings at its own risk and costs. That the Building will be constructed within 42 months from the date of sanction of plan map from the competent authority of R.M.C., Ranchi or any other authority which is required for the same or complete possession over the said land whichever is later, with 03 month grace period and extended by such period lost by any force Majeure and Landlords also agreed for the same. However the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that after execution of this agreement the Landlords shall give peaceful possession of schedule- "A" property to the Developer and thereafter Developer shall proceed for development of the said land.
2. A. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied building over the schedule - A land and after construction to leave aside, allocate and make ready for the Landlords share of the total super built up area more fully described in schedule "B" below. In respect of the remaining share of the total super built up area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and conditions as it may decide in its sole discretion. The DEVELOPER's Share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Landlords share of the total super built up area to be made ready, leave aside and allocated for the Landlords will include the portion comprising of building and also all other portions such as common part will be the proportionate ratio and the roof right will also be the same ratio, except the area of common usage such as Head room, Water tanks, Dish Antennas, etc. However it is also made clear that if in future the competent authority of R.M.C., Ranchi or any other authority permits further construction over the roof of the proposed building the

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Neeraj Bhandari
12-07-2023
SBhandari
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

Landlords shall have right to 67% constructed super built-up area of the commercial units and 55% constructed Super Built Up Area of the residential units and Developer shall have right to 33% constructed super built-up area of the commercial units and 45% constructed Super Built Up Area of the residential units.

- 2.B. That the Developer shall have full right to enter into the similar Development Agreement with other Landlords of the adjacent land and the Developer shall construct multi-storied building over the said land and allot and give Super built up area for the respective land in proportion out of the total Super built up constructed area. That after completion of the said proposed building the remaining vacant land shall always be used jointly and undivided for all occupiers as well as Landlords. The Developer has pooled and amalgamated the said property. That after completion of the said proposed building the remaining vacant land shall always jointly and undivided for all occupiers as well as all Landlords. If in future any major construction shall be permitted by the competent authority of R.M.C., Ranchi or any other authority which is required for the same, in that event the Developer shall full right and authority to construct further major construction over the said land and/or over the proposed building in the same terms and conditions of this agreement.
3. That the Landlords will put the Developer in actual physical possession and hand over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied Building and Developer shall have the right to put their sign board over the said land for construction.
4. The Developer shall have full right to deal with the rest of the super built-up area 33% constructed super built-up area of the commercial units and 45% constructed Super Built Up Area of the residential units other than the Landlords share of 67% constructed super built-up area of the commercial units and 55% constructed Super Built Up Area of the residential units along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Landlords shall be bound to sign conveyance in favor of the purchasers/nominees of the Developer either personally or through his power

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Neeraj Baidhi 12-07-2023
S. Bhattar 12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Kumar
12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Kumar
12/07/23
DIRECTOR

of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building/unit with and according to terms and conditions of this agreement.

5. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landlords do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and Developer shall simultaneously hand over the portion of the Landlords share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
6. In furtherance of the intention of the agreement the Landlord do hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things :-
- A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.
 - B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.
 - C. To accept service of any writ summons or other legal process or notice and to appear and represent the Landlord in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnamas, claims, complaints orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Landlords arising after the execution of the agreement between the Landlords and the Developer. The Developer

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Neeraj Baidhi

S. Baidhi

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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shall take all measure at his own cost to protect the title, interest and the right of the Landlords against any cause of action arising due to the development work. The Landlords shall take all measures at their own cost to protect the title, interest and the right of the Landlords due to any action arising on the title part of their land.

- D. To enter into agreement for sale or otherwise allot commercial & residential unit tenements in the aforesaid Building/Buildings to purchasers except of the Landlords area as described in Schedule "B" and be entitled to the consideration thereof.
- E. To mortgage said property or any portion thereof falling exclusively under the share of the Developer as described in Schedule "C" with and/or financial institutions to enable it's purchasers obtain loan for purchase of commercial/residential units etc. as the said Developer will decide at its sole discretion or purpose of the Developer.
- F. The Developer shall install and maintain for the benefit of the Landlords and others prospective purchasers of the proposed building deep tube-well overhead storage tank, public water supply connection; pump-set for lifting water to storage tanks and the Landlords and purchaser will enjoy all relevant facilities.
- G. The Developer shall provide ancillary electric generation and supply for the benefit of the Landlords and prospective Purchaser of the proposed building and the Landlords will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Developer and the Landlords will enjoy all relevant facilities.
- 7. The Landlords agrees that they will execute and give a separate registered Power of Attorney under the terms and conditions of this agreement in favor of the Developer, or his nominee for the Developers share only, so that there is no hindrance or obstruction in execution of the construction of the building and registration of the appropriate sale deed in favor of purchasers, subject to this agreement.

Ashu Todawat 12-07-2023
Neeraj Bhandari 12-07-2023
S. Bhandari 12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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12/07/23 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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12/07/23 DIRECTOR

8. It is hereby made clear the developer shall act as independent party and not as agent of the Landlords for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Landlord indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.
9. It is hereby made clear that the Landlord namely Mr. Neeraj Budhia, owner of Plot No. 1831, measuring an area of 14.29 Decimals has given his land on Rent/Lease and a Restaurant running in the name and style of Backyard is constructed over the said land. It shall be the Sole liability of the Landlord to get the same evicted & terminate by December 2024 Lease/Rent Agreement in all respect and Handover the peaceful Possession of the said land to the Developer. Thereafter the Developer shall start the construction of Panchratna Gyanodaya Block 'B' and handover the share of Landlord.
10. The Landlords hereby covenant with the Developer as follows:-
- A. That the property is free hold and the Landlords have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule - A property in this circumstances the Landlord shall execute further agreement with the Developer for proper confirming of title of the Landlord.
- B. That Landlord have not created any encumbrances on the said property or any part thereof by way of sale exchange, lease, trust, assignment right, gift, lien, leave, license, permission, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Landlords have not entered in to any agreement in respect of Schedule "A" property with any person, partnership firm, company or any proprietorship concern prior to this agreement.
- C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal

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Neeraj Budhia

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

12-07-2023
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
12-07-2023
DIRECTOR

Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.

- D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree injunctions orders lispence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- E. That apart from the Landlords no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.
- F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone till the completion of the building and the Landlords shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer. The electricity bill will be paid in full by each LANDLORD with respect to their electric meter to the time of vacating the premises and the DEVELOPER shall help the LANDLORDS in the process of surrendering the electric meter. The Developer there after shall apply for a fresh new electric connection for the purpose of construction.
11. That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things :-

The Developer shall indemnify the Landlords from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Landlords against any claim, action or proceeding which may be brought, or taken against the Landlords in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the

Sh. Bhalendra Neeraj Bhandari
Ashu Todari

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

work envisaged in this agreement the developer shall also indemnify the Landlords against any claim, compensation, action or proceedings which may be brought or taken against the Landlords in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LANDLORDS area that if, after receiving their share of built-up area as per Schedule "B", the LANDLORDS will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with units in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or his nominee/nominees. The Landlord shall indemnify the Developer from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from anyone claiming to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.

13. That the Landlords shall have absolutely no liability of any kind of payment to other unit holders (intending purchasers) or to any Bank or other financial institutions. The entire liability of payment to the parties or the loan taken from the Bank or other financial institutions or party shall be of borrower.
14. That the Developer shall adhere with and follow all the rules, regulations and by-laws as applicable and shall develop the landed property by utilizing maximum area as applicable and situated for the purpose and also for maximum useful enjoyment of the landed property.
15. That likewise the Landlords shall have right to sell, transfer, enter into agreement of sale or transfer of the unit(s) to the extent of his share as envisaged in these present and to receive earnest money, consideration amount from the prospective purchaser(s), transferee(s) and the Landlord shall have also right to deliver possession of such vended unit(s) to the purchaser(s) transferee(s).

Ashu Poddar 12-07-2023
Neeraj Boddhi 12-07-2023
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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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DIRECTOR

16. That the Landlords, their agents, employee, visitors and guests shall have unaffected right of easement over the said proposed building with the other occupants of the building without any let or hindrance from the Developer or any person claiming through or under them.

17. **SCHEDULE FOR MANAGEMENT:**

A schedule shall be formed by the parties herein due course for the management/administration of the new building including the portion in common use and showing the expenses of the management/administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/ occupant of the new building including the Landlords allocation and the Developer allocation shares. After the completion of the proposed multistoried building and handover/possession of the Landlords share to the Landlords, the Common Area Maintenance charges including guards, liftmen, gen-set diesel, sweepers etc. will be divided proportionately i.e. 67% constructed super built-up area of the commercial units and 55% constructed Super Built Up Area of the residential units of the total charges will be paid by the Landlords or their tenants/purchasers and 33% constructed super built-up area of the commercial units and 45% constructed Super Built Up Area of the residential units of the total charges will be paid by the Developer or his tenants/purchasers. To considerably minimize the total cost of maintenance, the maintenance-in-charge/Developer is hereby also authorized to give part of the common areas for advertisement spaces, hoardings etc. of proposed building on lease. The maintenance-in-charge is hereby also authorized to deduct all the cost incurred by him/her to create, facilitate and to develop the areas on lease. The maintenance-in-charge is hereby authorized to decide on favorable lease rate and thereby sign any agreement for lease with the Lessees in this regard.

18. **BREACH OF DEVELOPMENT AGREEMENT:**

In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the Developer or the Landlords the defaulting party will be liable for legal action and compensation as may be

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

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decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi of Jharkhand State.

19. The LANDLORDS will be liable to pay any taxes, like G.S.T or any other taxes levied by the government for their share of area in the proposed building.
20. The name of the Multistoried Building shall be "PANCHRATNA GYANODAYA".
21. Should there be disputes and differences by and between the parties hereto in any way relating to or connected with the designated unit and/or this agreement and/or anything done in pursuance hereof, the same shall be referred for arbitration nominated by both the parties. It is agreed by and between the parties hereto that the said Sole Arbitrator or the person as be nominated by mutual consent of both the parties shall have the power to pass and give both interim order and award and/or Award in one or more lots and to proceed in a summary manner with regard to adjudication of the disputes and differences between the parties. The Arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time.

SCHEDULE - "A"

The land measuring more or less 20551 Square Feet equivalent to 47.18 Decimals of chhaparbandi land in R.S. Plot No. 1830, 1831 recorded in Khata No. 332, & 74, with one pucca house together with well, trees, compound wall, and other structures bearing Holding No. 211/B, New Holding Number 00200098760003Z0, Khewat No. 06, Ward No. 02 within Ranchi Municipal Corporation situated at Village - Missirgonda, P.S. - Gonda, Thana No. 191, District - Ranchi, State - Jharkhand.

On The North: Temple
On The South: Others Plot
On The East : R.S. Plot No. 1834
On The West : Kanke Road

KHATA NO.	PLOT NO.S	LANDLORDS NAME	AREA	MUTATION CASE NO.	VOL. NO.	PAGE NO.
332	1830/A	NEERAJ BUDHIA	06 DEC.	1203R27/2022-23	19	55
332	1830/B	SHARDA BUDHIA	14.29 DEC.	1631R27/2021-22	19	10
332	1830/C	SHARDA BUDHIA	12.02 DEC.	119R27/1974-75	2	22
74	1831/A	NEERAJ BUDHIA	14.87 DEC.	5238R27/2008-09	10	138

SCHEDULE - "A-1"

The land measuring more or less 14375 Square Feet equivalent to 33 Decimals of chhaparbandi land in R.S. Plot No. 1834 recorded in Khata No. 215, with one pucca house together with well, trees, compound wall, and other structures bearing Holding No. 211/B, New Holding Number 00200098760003Z0, Khewat No. 06, Ward No. 02 within Ranchi Municipal Corporation situated at Village - Missirgonda, P.S. - Gonda, Thana No. 191, District - Ranchi, State - Jharkhand.

On The North: CMPDI Road,
On The South: Others Plot
On The East : Cmpdi
On The West : Ram Mandir and Part Of Plot No. 1830 & 1831

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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12-07-2023
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
12-07-2023
DIRECTOR

Ashu Toddari
12-07-2023

Neeraj Budhia
12-07-2023

SB Budhia
12-07-2023

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KHATA NO.	PLOT NO.S	LANDLORDS NAME	AREA	MUTATION CASE NO.	VOL NO.	PAGE NO.
215	1834/A	ASHU PODDAR	33 DEC.	3263R27/2007-08	10	4

Government value :- 5,86,73,800/-
SCHEDULE- "B"

LANDLORD'S SHARE:-

That in lieu of the land provided by the Landlords to the Developer for constructing the Multi-storied Building, the Developer shall give **67% constructed super built-up area of the commercial units and 55% constructed super Built Up Area of the residential units** in the proposed building to the Landlords for their respective land in proportion out of total super built up constructed area with undivided share of land and all common facilities and amenities. The roof right of the building shall be also be the same ratio (except the area of common usage such as Head room, Water tanks, Dish Antennas etc). Parking will be divided in proportionate ratio.

LANDOWNERS SHARE IN BLOCK 'A'		
COMMERCIAL UNITS		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
GROUND	A/G01	1400
FIRST	A/101	1640
SECOND	A/201	1640
THIRD	A/301	1640
FOURTH	A/401	1640
FIFTH	A/501	4105
SEVENTH	A/701	4105
TOTAL		16170
Along with Car parking in the same ratio for their respective land in proportion out of total parking in the basement floor and undivided proportionate share of land 4720 Sq. Ft. more or less.		

LANDOWNERS SHARE IN BLOCK 'B'		
COMMERCIAL UNITS		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
GROUND	B/G01	2905
FIRST	B/101	3365
SECOND	B/201	3365
THIRD	B/301	3365
FOURTH	B/401	3365
TOTAL		16365
Along with Car parking in the same ratio for their respective land in proportion out of total parking in the basement floor and undivided proportionate share of land 4775 Sq. Ft. more or less.		

SBundlip Neeraj Pandey . Ashu Poddar
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LANDOWNERS SHARE IN BLOCK 'C'		
RESIDENTIAL UNITS		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		SQ. FT.
FIRST	C/101	3550
SECOND	C/201	3550
SECOND	C/202	3550
THIRD	C/302	3550
FOURTH	C/402	3550
FIFTH	C/501	3550
SIXTH	C/602	3550
SEVENTH	C/702	3550
EIGHTH	C/802	3550
TENTH	C/1001	3550
TENTH	C/1002	3550
TOTAL		39050
Along with Car parking in the same ratio for their respective land in proportion out of total parking in the basement floor and undivided proportionate share of land 11400 Sq. Ft. more or less.		

SCHEDULE- "C"

DEVELOPER'S SHARE:-

It shall mean 33% constructed super built-up area of the commercial units and 45% constructed Super Built Up Area of the residential units in the proposed building with relevant portion and common passage and other undivided share, common facilities and undivided share of Land. The roof right of the building shall be also be the same ratio. Parking will be divided in proportionate ratio between the Landlords & the Developer.

DEVELOPERS SHARE IN BLOCK 'A'		
COMMERCIAL UNITS		
FLOOR	UNIT NO.	SUPER BUILT-UP AREA
		SQ. FT.
GROUND	A/G02	2120
FIRST	A/102	2465
SECOND	A/202	2465
THIRD	A/302	2465
FOURTH	A/402	2465
SIXTH	A/602	4105

Ashu Poddar 12-07-2023
 Neeraj Sandhu 12-07-2023
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 12/07/23 DIRECTOR

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TOTAL	16085
Along with Car parking in the same ratio for their respective land in proportion out of total parking in the basement floor and undivided proportionate share of land 4913 Sq. Ft. more or less.	

DEVELOPERS SHARE IN BLOCK 'C'		
RESIDENTIAL UNITS		
FLOOR	UNIT NO.	SUPER BUILT-UP AREA
		SQ. FT.
FIRST	C/102	3550
THIRD	C/301	3550
FOURTH	C/401	3550
FIFTH	C/502	3550
SIXTH	C/601	3550
SEVENTH	C/701	3550
EIGHTH	C/801	3550
NINTH	C/901	3550
NINTH	C/902	3550
TOTAL		31950
Along with Car parking in the same ratio for their respective land in proportion out of total parking in the basement floor and undivided proportionate share of land 9328 Sq. Ft. more or less.		

Ashu Todor
12-07-2023

SCHEDULE- "D"

Schedule-D above referred to: The Multistoried Building Specification

The Multistoried Building Specification particularly The Unit.		
GENERAL SPECIFICATION		
1	Foundation/Structure/Super Structure	<p>A) Earthquake resistant RCC mixed with chemicals. B) Footing, Foundation & Framed structure. C) Brick work in cement mortar in ratio 1:6. D) As per specification of structural consultant/Architect. E) ISO Certified branded cement (Nuvoco/Lafarge, ACC, etc), Quality blue/black chips & branded</p>

SBudlip Neeraj Bandhvi
12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratik More
12/07/23 DIRECTOR


For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratik More
12/07/23 DIRECTOR

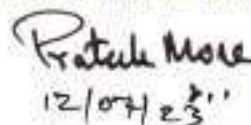
		TMT Rods (Tata Tiscon, Electrosteel, Prestige, Rungta, Captain etc). F) Use of Water proofing chemicals. G) Casting in ratio 1:2:3 or from Renowned Ready Mix Concrete (Nuvovo/Lafarge, Hiralaletc.) & proper water curing.
2	Wall Finish/Elevation	A) All walls cement plastered. B) Finished with a smooth coat of plaster of parish. C) External Acrylic Water Proof Paint on external walls. D) ACP/HPL Elevation, Toughened Glass, Stainless Steel Railings and an improved/modern elevation on the Front Side Elevation of the Building. E) Bold name of building on the top in stainless steel or other modern advanced mechanism.
3	Shutters	Rolling Shutters with Solid / Perforated Profile.
4	Flooring	A) Branded Best Quality ISI Marked Vitrified Tiles inside the office/Shop. B) Granite/Green/White Marble on the Lobby/Passage/Stairs. C) Other modern advance flooring mechanism.
5	Common Toilets	White Glazed Vitreous Sanitary Ware, Western Pan, Anti-Skid Floor Tiles / Marble Floors in Toilets, Door height Wall Tiles, Jaguar Continental or equivalent CP Sanitary Fittings
6	Electrification	A) Concealed Electrical Wiring with Good quality ISI Mark fire & heat resistant PVC Copper Wires & ISI Mark modular Switches, ISI Mark MCB, One AC point, Cable TV, Telephone Point. (Tube Lights, Fans & other fixtures will not be provided). B) Separate Meter for each Unit. C) 01 No. Dedicated Transformer for the Commercial Complex.

SB Bhattarai Neeraj Bhattarai Ashu Poddar
 12-07-2023 12-07-2023 12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED


 12/07/23 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED


 12/07/23 DIRECTOR

7	Water Supply	Through Over Head Tank from Tube Well Boring, Water Reservoirs, Water Pumps etc. Pipe Lines will be of Galvanized Iron or PVC.
8	Generator Facility	Soundless Generator of Kirloskar, Jackson Cummins, Ashok Leyland or equivalent.
9	Lift	Lifts of OTIS/KONE/OCEANIC or equivalent, No. of Lifts as per R.M.C. guidelines,
10	Fire Fighting System	As per standard norms.
11	Other Facilities	Steam Bath/ Sona/ Spa/ Gym/Community Hall/ Jacuzzi/ Swimming Pool as standard size as per plan sanctioned by R.M.C.

❖ THE OCCUPANTS/LANDLORDS SHALL MAKE THE FOLLOWING PAYMENTS TO THE DEVELOPER:

- Three Phase Electric meters installation & meter charges on actual basis or connection to be arranged by developer, cost to be borne by both the Landlords and the developer on ratio of shares basis.
- Cost of three phase electric transformer will be divided as per load capacity required by the occupants of the building on actual and proportionate basis.
- Building fund to be paid separately, if any.
- 02 Years of Maintenance (Common Area Maintenance Charges) in advance to paid separately.

This Development agreement is executed as per provision u/s 5 (1) of Jharkhand Apartment Act between landowner and Developers and both the parties will abide by all the rules and regulation of the act.

That Landowner and Developers have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment Act details of share is mentioned in the schedule B & C of this Development Agreement and they will have no any objection if a party will sell his/her/their share to any purchaser(s).

For PANCHRATNA PROMOTERS PRIVATE LIMITED

[Signature]
12/07/23
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED



[Signature]
12/07/23
DIRECTOR

Neeraj Baidya / 12-07-2023
 Ashu Tadda / 12-07-2023
 [Signature] / 12-07-2023





IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presences of witnesses of the date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of:

WITNESS:

1.  12-07-2023
Sunil Goyal
S/O Ganesh Agarwal
Goshai Toli, Ch. Hq
Ranchi - 834001
2.  12-07-2023
Deep Kumar Batabyal
S/O Narain Batabyal
A + P - Pandeh
Soneloh, Ranchi - 835102


12-07-2023
SHARDA BUDHIA


					
Little	Ring	Middle	Index	Thumb	

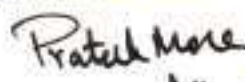
Neeraj Budhia.
12-07-2023

Ashu Taddar
12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED

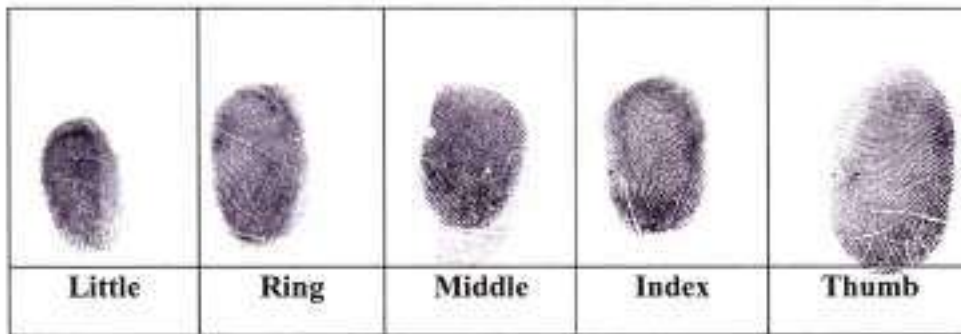
For PANCHRATNA PROMOTERS PRIVATE LIMITED


12/07/23
DIRECTOR

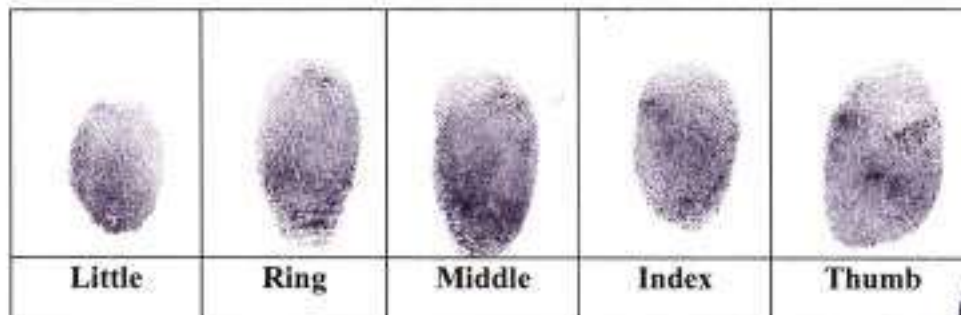

12/07/23
DIRECTOR

Neeraj Budhia -
12-07-2023

NEERAJ BUDHIA



Ashu Poddar
12-07-2023
ASHU PODDAR



8 Budhia
12-07-2023
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratik More
12/07/23 DIRECTOR

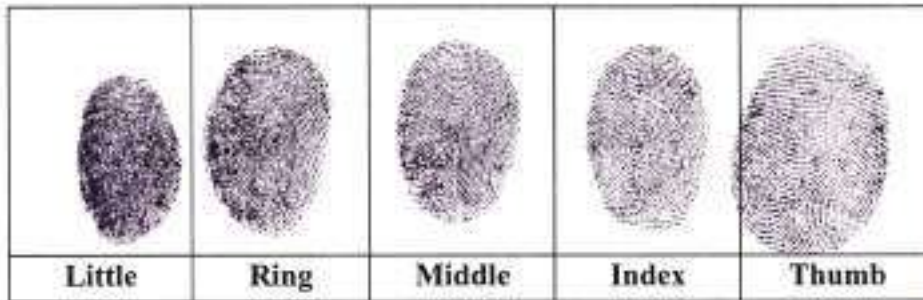
For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratik More
12/07/23 DIRECTOR

**(1) PRATEEK MORE
DEVELOPER
PANCHRATNA PROMOTERS PRIVATE LIMITED**

For PANCHRATNA PROMOTERS PRIVATE LIMITED

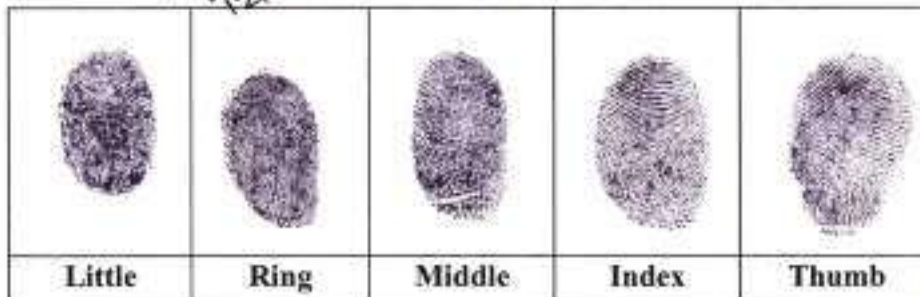
Prateek More
12/07/23 2. DIRECTOR



**(2) PIYUSH MORE
DEVELOPER
PANCHRATNA PROMOTERS PRIVATE LIMITED**

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Piyush M
12/07/23 DIRECTOR



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

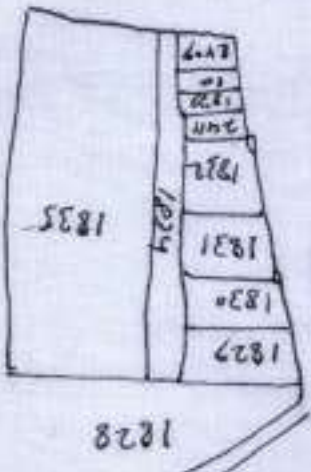
Drafted by:- *[Signature]*
12/07/2023

Typed by:- *A.K. [Signature]*

Sonalip
12-07-2023
Narey Kundari
12-07-2023
Ashu Poddari
12-07-2023

VILLAGE - MISSIR GONDA
 THANA No - 191
 THANA - GONDA
 DIST - RANCHI
 R.S. PLOT No - 1830, 1831
 SHOP IN THE GONDA
 AREA
 PLOT No. A-D/E
 1830 - 0-32.31
 1831 - 6-14.87
 TOTAL - 0-47.18

KANKE - ROAD



OTHER'S plot
 St. Paul's
 12-07-2023
 Neeraj Building
 12-07-2023
 Ashu Taddam
 12-07-2023

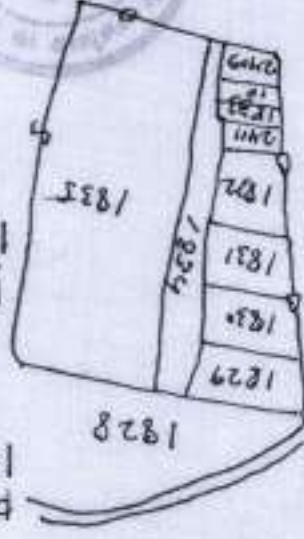
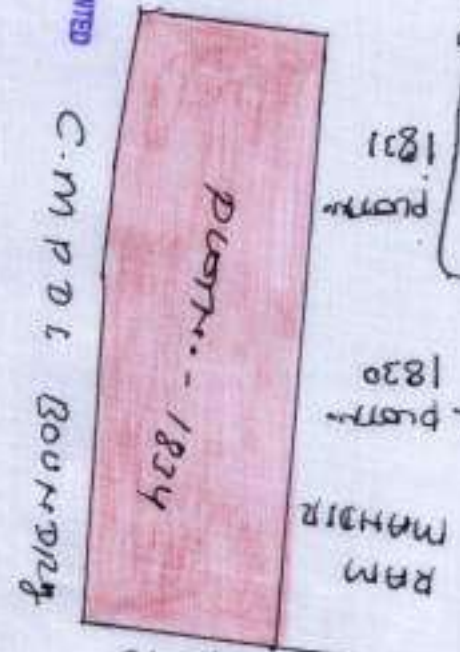


For PANCHRATNA PROMOTERS PRIVATE LIMITED
 Pradeep More
 DIRECTOR
 12-07-2023

For PANCHRATNA PROMOTERS PRIVATE LIMITED
 Pijush
 DIRECTOR
 12-07-2023



VILLAGE - MISSIPRONDA
 THANA No - 191
 THANA - LONDA
 DIST - RANGSI
 R.S. PLOT No - 1834
 SHOW THE NORTH
 PAPER
 A-267
 D - 33
 C.M.P.O. ROAD



12-07-2023
 Newy Building.
 12-07-2023
 Hsu Toddor
 12-07-2023



For PANCHRATNA PROMOTERS PRIVATE LIMITED
 Pradul K. Saha
 12-07-2023
 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED
 12-07-2023
 DIRECTOR



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHU PODDAR
GYAN PRAKASH BUDHIA

17/09/1966

Permanent Account Number
ABGPP4207P

Ashu Poddar
Signature



इस कार्ड को खोने / पाने का दुकान लुपित करे / खोना
आयकर विभाग प्रमुख, १०० मन्दीर रोड
लीनस मन्दीर, २०१००२ बंगलौर
भारत टेलिफोन एक्सचेंज के नजदीक
बंगलौर, पुना - ४११०६६

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near BSNL Telephone Exchange,
Bangalore, Pune - 411 045

Tel: 91-30-2721 8960, Fax: 91-20-2721 8981
e-mail: nsdl@nsdl.co.in

20
 1944
 14
 1944
 TWENTY DIMITES



92

Grade 1, 1944, 21, 22, 23, 24

China, 1944, 21, 22, 23, 24

Chinese, 1944, 21, 22, 23, 24

State of Illinois

and District of Columbia

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Number of Kibbutz
 1944, 21, 22, 23, 24

State of Illinois

and District of Columbia

1944, 21, 22, 23, 24

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Serialized Photo copy
 prepared by [unclear]

एक वास्तुशास्त्र अभिलेख के लिए जारी किया गया है।
 (संश्लेषण का प्रतिवेदन)

आपका पता: [Blank]
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दिनांक: 22/12/19

क्र.सं.	विवरण	मूल्य		
		मूल्य	वै.मूल्य	कुल मूल्य
1	खंड 1 का मूल्य			
2	खंड 2 का मूल्य			
3	खंड 3 का मूल्य			
4	खंड 4 का मूल्य			
5	खंड 5 का मूल्य			
6	खंड 6 का मूल्य			
7	खंड 7 का मूल्य			
8	खंड 8 का मूल्य			
9	खंड 9 का मूल्य			
10	खंड 10 का मूल्य			
11	खंड 11 का मूल्य			
12	खंड 12 का मूल्य			
13	खंड 13 का मूल्य			
14	खंड 14 का मूल्य			
15	खंड 15 का मूल्य			
16	खंड 16 का मूल्य			
17	खंड 17 का मूल्य			
18	खंड 18 का मूल्य			
19	खंड 19 का मूल्य			
20	खंड 20 का मूल्य			
21	खंड 21 का मूल्य			
22	खंड 22 का मूल्य			
23	खंड 23 का मूल्य			
24	खंड 24 का मूल्य			
25	खंड 25 का मूल्य			

कुल मूल्य: 200000/-

दिनांक: 22/12/19

200000/-
 22/12/19

21.5.19
 22.12.19
 23.12.19

REGISTERED TO THE...

22/12/19

22/12/19

SPOT MENT
 P. S. WISDOM
 R. P. WISDOM

X



Chattogram Settlement

Continuance **KHATIAN** Form (Lower half)

Number of Khewsi
1722 4842

Signature
Date: 9/1/88

Name of Village: *Khatri*
Date: *9/1/88*

Thana Number: *909*

Name of Landseller: *Khatri*

Page: *1*

1	2	3	4	5	6	7	8	9	10
<p><i>Handwritten notes in column 1</i></p>	<p><i>Handwritten notes in column 2</i></p>	<p><i>Handwritten notes in column 3</i></p>	<p><i>Handwritten notes in column 4</i></p>	<p><i>Handwritten notes in column 5</i></p>	<p><i>Handwritten notes in column 6</i></p>	<p><i>Handwritten notes in column 7</i></p>	<p><i>Handwritten notes in column 8</i></p>	<p><i>Handwritten notes in column 9</i></p>	<p><i>Handwritten notes in column 10</i></p>
<p><i>Handwritten notes in column 1</i></p>	<p><i>Handwritten notes in column 2</i></p>	<p><i>Handwritten notes in column 3</i></p>	<p><i>Handwritten notes in column 4</i></p>	<p><i>Handwritten notes in column 5</i></p>	<p><i>Handwritten notes in column 6</i></p>	<p><i>Handwritten notes in column 7</i></p>	<p><i>Handwritten notes in column 8</i></p>	<p><i>Handwritten notes in column 9</i></p>	<p><i>Handwritten notes in column 10</i></p>

PAN CARD NO. / PERMANENT ACCOUNT NUMBER
AAYPB8367K



WH. NAME
SHARDA DEVI BUDHIA

FDR WH. WH. FATHER'S NAME
SATYA NARAYAN KHEMKA

DOB DATE OF BIRTH
05-01-1947

FRONT SIGNATURE

Sharda Devi

Atul K

MOHIT JOSHI, IAS
COMMISSIONER OF INCOME TAX, BANGALURU

Sharda Devi

24-08-2021



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

नामांकन क्रम / Enrollment No: 10076021301309

To
 नीरज बुधिया
 NEERAJ BUDHIA
 Gyanodaya KANKE ROAD
 GONDA TOWN Misegonda Ake, Pahargonda
 Ranchi University Ranchi
 Jharkhand 834008
 9471161110

21/07/2011
 7003187



UG290431979IN



आपका आधार क्रमांक / Your Aadhaar No.

9142 3504 2980

आधार – आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



नीरज बुधिया
 NEERAJ BUDHIA
 जन्म वर्ष / Year of Birth: 1954
 लिंग / Male

9142 3504 2980

आधार – आम आदमी का अधिकार

Neeraj Budhia
 24.08.2021

PERMANENT ACCOUNT NUMBER
ABAPB2646L

NAME
NEERAJ BUDHIA

FATHER'S NAME
GYAN PRAKASH BUDHIA

DATE OF BIRTH
31-08-1968

COMMISSIONER OF INCOME TAX

Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

Budhia
24-08-2021



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate copy CRSPJ142216797

3/1/2023



नामांतरण शुद्धि-पत्र

जिला का नाम	राँची	अनुमंडल नाम	खट्टर	खर्च का नाम	हेरत	हल्का	हल्का-01				
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL.)	19	पृष्ठ संख्या वर्तमान	55	धाना न	191				
क्रमिक संख्या	केस न	भौज का नाम राजस्व धाना न	धाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिप्रेत किसमें नामांतरण संबंधित है खाता न. वर्तमान	खाता न. वर्तमान	करोड़ों विस्तृत खाता न. पौर न. क्षेत्रफल	लक्षण	रजिस्टर 2 खाता न. अंकुश	
16797	1203 (R.27 2022 - 2023)	मिसौरगोन्दा/ 191	राँची	27/12/2022	By Gift जमीन से सम्बंधित दस्तावेज	332 - 10	66	332 1820 & दिल्लीत	20		
फ्रेज का नाम (NEERA) BUDHIA पति-LATE GYAN PRAKASH BUDHIA, जति—, पत्त-MISSIRGONDA GYANODYA GONDA TOWN KANKE ROAD GONDA RANCHI)				जमाबंदी रैयत का नाम : श्री गान प्रकाश बुधिया-पिता-स्व गंगा प्रसाद बुधिया				खिटेला का नाम : SHARDA BUDHIA, पति-LATE GYAN PRAKASH BUDHIA, जति—, पत्त-MISSIRGONDA GYANODYA GONDA TOWN KANKE ROAD GONDA RANCHI			
राजस्व कर्मचारी हल्का-01 को आवश्यक कार्यवाही एवं सूचनाएं हस्तांतरित। यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में दाख के रूप में नहीं किया जा सकता है।						Signature valid ✓ Digitally signed by OM PRAKASH MANDAL भयलधिकारी हेरत					

कोरोना के उड जाएंगे प्राण, जब सडक पर न जाएं इन्सान।

Sch XIV- F.No. 180v

रसीद मासगुजारी

नाम सर्विला । नाम मौज मय

धाना यो धाना नम्बर

V

फरद नलकी / फरद रैफती Page No. : 55

नाम रैफत मय वरिदयत जमानन्दी Vol. No. : 19

यो सकुनत नम्बर। Receipt No. : 0479082537

डिहल | मिसीरगोन्दा | 191 | NEERAJ BUDHIA

आता संख्या	खेतरा संख्या	रकबा (एकड में)
332	1830	0 एकड 8 डिसमीत 0 हेक्टर

भराजी नकदी	अराजी भावती	तकसीत हिसाब लगान भावती

कौत का साताना मंगे मय तकसीत (बकाया यो हाल) मौजूदा साल का।

भाग बावत	साताना	बकाया				हाल (2022-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष	
माल (नकदी)	20.00					20.00
गुजारी (भावती)	5.00					5.00
सेस	10.00					10.00
सूद	10.00					10.00
मुलफरकात	4.00					4.00
मीजान	49.00					49.00

तकसीत अदायकारी

अदायकारी बावत	साताना	बकाया				मीतातबा हाल (2022-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष		
माल (नकदी)						20.00	
गुजारी (भावती)						5.00	
सेस						10.00	
सूद						10.00	
मुलफरकात						4.00	
मीजान अदायकारी						49.00	

(1) मीजान कुल (लखरी में) : Forty Nine Rupees

(2) नाम देहिन्दा -

(3) कुल बकाया- 49.00

तारीख अमल तहसील कुनिन्दा : 24-06-2023

आता महात का बकाया मासगुजारी पर (सिवाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपन केवल प्रार्थी की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 1, 2023

पंजी II प्रति

भाग वर्तमान	19	पृष्ठ संख्या	65
जिला का नाम	रोही	अनुमंडल नाम	सदर
मोला का नाम	मिर्चौरगोदा	होस्टिंग संख्या	332
		अंश का नाम	हैदल
		हस्ता का नाम	पाना नंबर
		हस्ता-01	191
		इस्टेट का नाम	खाल का प्रकार

NEERAJ BUDHIA, पिता-LATE GYAN PRAKASH BUDHIA, जति- ---			
खाला नंबर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
332	1830	0 ए 6 डि 0 हे	नमानारण मुकदमा संख्या 1203/2022 - 2023
	कुल परिमाण	0 ए 6 डि 0 हे	लगन
			सेस
तारीख	प्राप्ति पत्र संख्या	साथ से	साथ तक
		लागत बकाया	लागत बाधु साल
		रोड सेस बकाया	रोड सेस बाधु साल
		शिक्षा सेस बकाया	शिक्षा सेस बाधु साल
		स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बाधु साल
		कृषि सेस बकाया	कृषि सेस बाधु साल
01-12-2023	0876320754	2022-2023	2023-2023
		0	20
		0	6
		0	10
		0	10
		0	4
06-24-2023	0478082537	2023-2024	2023-2024
		0	20
		0	6
		0	10
		0	10
		0	4

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए संबंधित अधिकारी से संपर्क करें

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

7363

6590



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a77fa1e8156346a46d5f

Receipt Date : 20-Jul-2022 11:03:05 am

Receipt Amount : 296982/-

Amount In Words : Two Lakh Ninety Six Thousands Nine Hundred And Eighty Two Rupees Only

Token Number : 20220000086484

Office Name : SRO - Ranchi

Document Type : Gift

Payee Name : NEERAJ BUDHIA (Vendee)

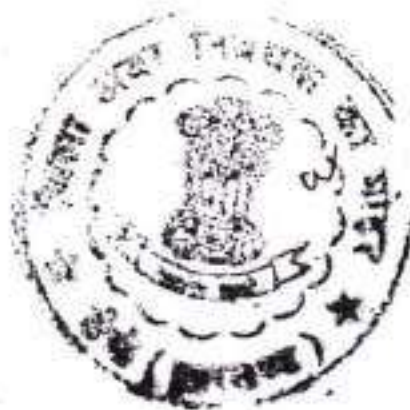
GRN Number : 2212255211



शुद्ध रूप में प्रमाणित किया गया है।
 नवीं वर्ष 1988 की धारा 33(1) के अंतर्गत है।
 1988 की अनुसूची 1 में वर्णित है।
 प्रमाणित किया गया है।
 दिनांक 20/10/2022

Shardla Budhia
 20/10/2022

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



20/10/2022

सम्पत्ति का मूल्य - 47,14,000/-
 मुद्रांक - 29,698/-
 T.D.S. -
 29/10



मार्ग दर्शिका पंजी से मिलान किया
 जमीन का दर/वर्ग फीट 78,566/- (Khemka)
 का दर/वर्ग फीट.....
 पा दर/वर्ग फीट.....
 का दर/वर्ग फीट.....
 20/10/22

प्राप्त पशुपालन वी भूमि दोटाला
 एन छद्मगठल सीज की सूची में
 वर्णित प्लॉट दर्ज नहीं है।

This DEED OF GIFT made on this the 20th day of Oct, 2022

BETWEEN

Sharda Budhia Date of Birth - 05.01.1946, wife of Late Gyan Prakash Budhia, Daughter of Late Satya Narayan Khemka, Grand Daughter of Late Babu Lal Khemka, by Caste - General (Not covered under CNT Act 1908), by Faith - Hindu, by Occupation - Housewife, Resident of Village - Missirgonda, Gyanodaya, Gonda Town, Kanke Road, P.S. Gonda, District - Ranchi, State - Jharkhand, Indian Citizen (hereinafter referred as "DONOR") of the ONE PART.

PAN-AAYPB8367K, UID - XXXXXXXX 9471, MOB - 8294705458

AND

Neeraj Budhia Date of Birth - 31.08.1968, Son of Late Gyan Prakash Budhia, Grand son of Late Ganga Prasad Budhia, by Caste - General (Not covered under CNT Act 1908), by Faith - Hindu, by Occupation - Housewife, Resident of Village - Missirgonda, Gyanodaya, Gonda Town, Kanke Road, P.S. Gonda, District - Ranchi, State - Jharkhand, Indian Citizen (hereinafter referred as "DONEE") of the OTHER PART.

PAN-ABAPB2646L, UID - XXXXXXXX 2980, MOB - 9471161116

सूअर्जन कर कर्मि
 ने दर्ज नहीं है।
 20/10

332 1830
 20/10

शर्दा बुधिया
 20/10/22

Sharda Budhia
 20/10/22



Sharda Buehli

20/10/2022



Thumb index middle ring little

20/10/2022 _____ 10/01

Sharda Buehli

Gate No. 11 Khamka

Kanke Road, Fochi

Hilalife

20/10/2022 Mipau.



The terms and expression "DONOR" and "DONEE" shall, unless repugnant to the context or excluded by this present, mean and include his respective heirs & successors, legal representative, executors, administrators and permitted assignee.

WHEREAS, the "DONOR" is duly seized and possessed of and/or otherwise sufficiently entitled to land measuring 6 Decimals being portion of Plot No. 1830, marked as Sub Plot No. 1830/A under Khata No. 332 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi bearing Holding No. 00200098760003Z0 within ward No. 02 of Ranchi Municipal Corporation, Ranchi more fully and particularly described in the schedule below.

AND WHEREAS the land measuring 36 Decimals, Plot No. 1830, under Khata No. 332, situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi is recorded in revisional survey records of right in the name of Mathura Prasad Sahu son of Sukhdeo Sahu, Kailash Sahu son of Jagdeo Sahu, by Caste - Teli, Resident of Ranchi Mahalla, Upper Bazar, B-Hissa Barabar as Chhparbandi.

AND WHEREAS Khatiyani Raiyat Mathura Prasad Sahu and Kauleswar Sahu by a Registered Indenture being Deed No. 1886 dated 25.05.1939 in the year 1939 registered in the office of District Sub Registrar, Ranchi sold and conveyed the said piece and parcel of vacant land to Arthur John Breese since deceased and the said Arthur John Breese duly came to hold and possess the same in Chaparbandi rights.

AND WHEREAS Arthur John Breese died on or about 23rd August 1953 leaving his only son Ernest William Greese and his only daughter Elizabeth Fosberry as his sole heirs and legal representatives who came to hold and possess the said piece and parcel of land exclusively and in Chaparbandi rights.

AND WHEREAS said Ernest William Greese son of Late Arthur John Greese and Elizabeth Fosberry wife of Irvine Joseph Rosberry through their constituted Attorney Holder Irvine Joseph Fosberry son of Walter Anthony Fosberry vide Power dated 26.09.1959 notarized by Notary Public at Calcutta had sold land measuring 0.51 Acres being Plot No. 1829, and land measuring 0.06 Acres being Plot No. 1830, Sub Plot No. 1830/A total land measuring 0.57 Acres to Kasturi Lal Mahendra son of Late Dewan Chand Mahendra vide Book No. 1, Volume No. 33, Page No. 204 to 210 Deed No. 5933/5532 dated 10.09.1960 in the year 1960 registered in the office of District Registrar, Ranchi.

AND WHEREAS said Kasturi Lal Mahendra son of Late Dewan Chand Mahendra through his constituted Attorney Holder Kali Pada Dutt son of Late Krishna Nath Dutt had sold land measuring 0.06 Acres (6 Decimals) being Plot No. 1830, Sub Plot No. 1830/A to Sri Gyan Prakash Budhia son of Sri

Sharda Buehly
20/1/2022

Ganga Prasad Budhia dated 17.09.1966 in the year 1966 At Ranchi.

AND WHEREAS said Sri Gyan Prakash Budhia son of Sri Ganga Prasad Budhia got his name mutated in Town Anchal now Hehal, Anchal, Ranchi vide Mutation Case No. 5635R27/2007-2008 order dated 14.05.2008 and his name is also entered in Register II, Volume No. 10, page No. 66 an upto date rent receipt No. 0477516189 dated 12.04.2021 for the year 2020-2021.

AND WHEREAS said Sri Gyan Prakash Budhia died on 19.04.2021 leaving behind his wife **Sharda Budhia** and son **Neeraj Budhia** as his legal heir and successor, thereafter they inherited the property left by him including said land by way of inheritance and they partitioned the property left by Sri Gyan Prakash Budhia amongst themselves in which said land came in the share of **Sharda Budhia** (Donor) and Neeraj Budhia has been given other property.

AND WHEREAS said **Sharda Budhia** also got mutated her name in Ranchi Municipal Corporation, Ranchi and she had been allotted Holding No. 00200098760003Z0 within Ward no. 2 of Ranchi Municipal Corporation, Ranchi and she is coming in peaceful possession over the said land as absolute owner.

AND WHEREAS, the DONEE is the son of DONOR who is taking good care of the donor as such DONOR is willing and desirous of disposing of her said land mentioned in the schedule hereunder and particularly depicted in RED WASH in the sketch map appended hereto forming part of this indenture.

NOW THIS DEED OF GIFT WITNESSES that in pursuance of the said intention and in consideration of natural love and affection which the said Donor has for the said Donee, the said Donor out of her own free will, without fraud, coercion or undue influence from anybody whomsoever, and in full possession of his sense does hereby give convey, grant, transfer and confirm unto the said Donee of the scheduled property **TO HAVE AND TO HOLD** the said landed property, hereby gifted unto and to the use of the said Donee forever and absolutely.

AND the DONOR does hereby covenant with the DONEE that the latter shall be entitled to get his name mutated in office of the Revenue Authority of Jharkhand state and pay rent in his own name AND DONOR shall at all reasonable times on request of the DONEE do execute or cause to be done and executed all such acts, deeds, assurance and things which may be reasonably required for perfecting the title of the DONEE into and said property according to the true meaning and intents of these presents.

AND the DONOR does yet again covenant with the DONEE that the latter shall be saved harmless and kept indemnified from incur by reason of any defect of title of possession or any charges or any encumbrances or any claim being made by any person other than the DONOR to the said property or on part thereof now from today the DONEE is the absolute owners of the

Sharda Budhia
20/10/2022

property hereby GIFTED to him and all the rights, title, interests and claims whatsoever both in law and equity belonging the DONOR in respect of the property or any part thereof to have and to hold the same to the DONEE absolutely and forever;

The DONER do hereby covenant with the DONEE as follows:-

- (a) That whatsoever the right, title and interest the DONOR has on the schedule property hereinafter transferred to the DONEE, shall from the date of its execution of gift deed and registration of this deed vests entirely and absolutely to the DONEE, who shall be entitled to enter quietly into or upon the said property described in the schedule and as per the understanding in between the parties. DONOR have put the DONEE in vacant possession of the property and DONEE has come in khass possession over the property.
- (b) That the DONOR do hereby assured the DONEE that the DONOR has not at any times hereto made, committed done, suffered or had been party to any act, deed, matter or thing whatever by omission or commission by reason whereof the said property subject to these presents or any part thereof has been alienated, exchanged, sale, Power, gift or mortgaged, encumbered, leased or attached in any case or in any way impeached in title or possession.
- (c) That the DONOR assures into the said DONEE free from all encumbrances in the said land, whatsoever to have and hold the property hereby conveyed to the DONEE absolutely.
- (d) The DONEE shall further enjoy the same in any manner whatsoever without any let or hindrance from anybody claiming through or under the DONOR and that as the DONEE shall get his name mutated in the office of Ranchi Municipal Corporation and also in the Registers of the State of Jharkhand and in any other office wherever as necessary and shall also pay rent, holding and other taxes in respect of the same and the DONOR shall execute all such deed or things that may be required for more fully assuring the said house with undivided, impartibly and indivisible proportionate share in the land to the DONEE.
- (e) **AND THAT THE SAID DONEE** shall and may from time to time and all times hereafter peaceably and quietly enter upon, have, hold, occupy, posses and enjoy the property hereby gifted, and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from or by the said Donor or by any person or persons claiming from, under or in trust of him.

Shardela Bualiy
20/10/2022

SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of land measuring 6 Decimals being portion of Plot No. 1830, marked as Sub Plot No. 1830/A under Khata No. 332 situated at Village - Misirgonda, P.S. Gonda, P.S. No. 191, District - Ranchi bearing Holding No. 0020009876000320 within ward No. 02 of Ranchi Municipal Corporation, Ranchi is hereby given in power, which is bounded and butted as follows :-

North :- Plot No. 1829
South :- Plot No. 1830/Part
East :- Plot No. 1834
West :- Ranchi to Kanke Road

MEASURING

On North from East to West : 189 feet 00 inch
On South from East to West : 187 feet 00 inch
On East from North to South : 14 feet 00 inch
On West from North to South : 14 feet 00 inch

Valuation for the purpose of registration :- 47,14,000/-

CERTIFICATE

It is hereby certified that the property hereby sold does not belong to the Union of India and the State Of Jharkhand and the same has not been acquired under the defence of India Rule and Land acquisition Act and the same is not Bhoodan land and the same is outside of Forest area and the same does not belong to B.C.C.L., C.C.I., C.C.L., E.C.L. and the vendor does not belong to Scheduled Tribes, Scheduled Class community and the same does not belong to Temple, Gurudwara, church and Mosque and the same is not Hargari and Masna Land.

Sharda Bhatia
20/10/2022

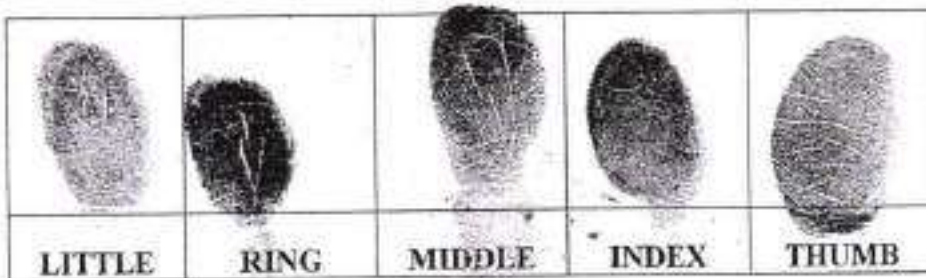
IN WITNESS WHEREOF the DONOR has put his hand on the date, month And year above written after fully understanding the contents of this deed in his full conscious state of health and mind and without any fraud, pressure, coercion or undue influence.

WITNESSES :

1. 20/10/2022
 Sunil Choyal
 3/04 Gramesh Agarwal
 Gossai Toli, Chutia - 834101
2. 20/10/2022
 Nitya Khemka
 5/0 Vishnu Kant Khemka
 Kankar Road, Kankehi - 8.

DONOR

Shardul Bhattip
20/10/2022



Fingerprints of left hand of the DONEE along with photograph

Nitya Khemka
 Accepted by me gifted property.



That the fingerprints of left hand of each of the persons whose photographs affixed herewith in the Gift Deed have been obtained by me.

Typed by :- A. K. Chaly

Drafted by :- [Signature]

20-10-2022

N
S

VILLAGE - MISIRMONDA ALIAS

PAKAR MONDA, THANA N. 191

THANA - GONDA

DIST - RANCHI

P.S. PLOT N. 1830

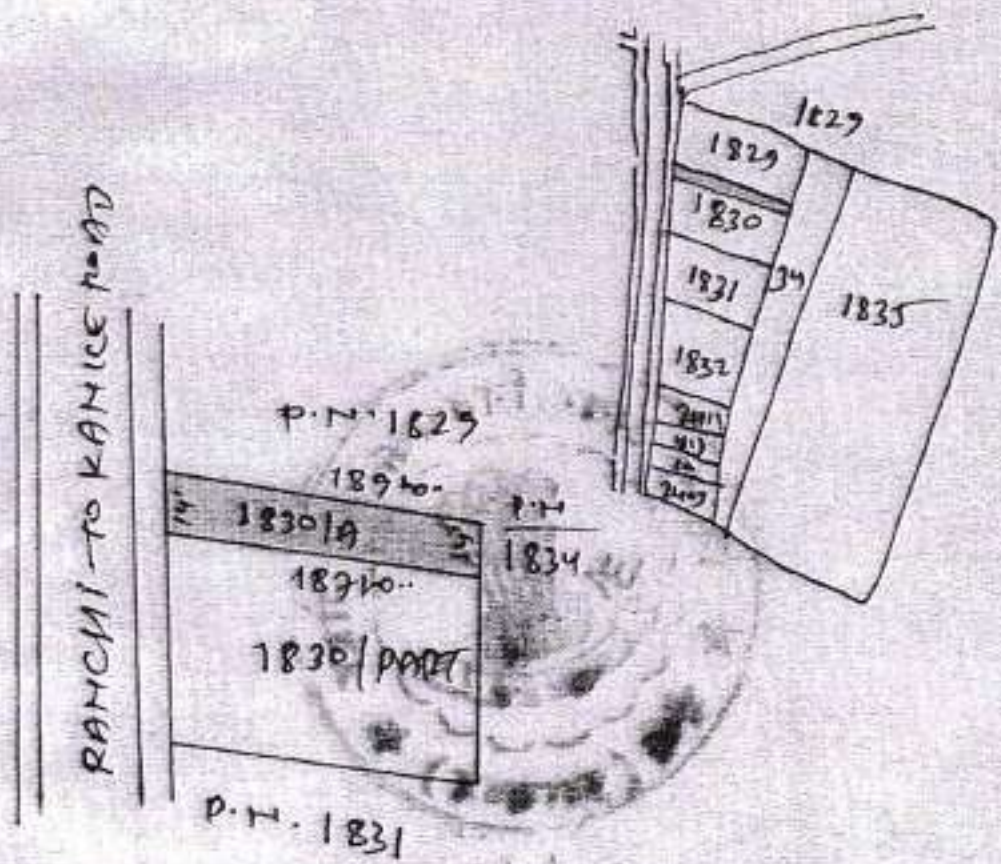
SUB PLOT N. 1830/A

SHOWN IN RED WASM

AREA

A-DET

O-6



[Signature]
RICKAM
RAN

Shardul Buelia
20/10/2022

Naveen Buelia
20/10/2022

THIS DEED OF SALE is made on the 17th September, 1966

BETWEEN

Kesturi Lal Mahendra, son of Sri Diwan Chandra Mahendra, by faith Hindu, resident of 75, Park Street, Calcutta (West Bengal) through Power of Attorney Holder Kali Pada Dutt, son of Late Krishna Nath Dutt, resident of 60, Circular Road, Ranchi (hereinafter called the "VENDOR") of the one part.

AND

Sri Gyan Prakash Budhis, son of Sri Ganga Prasad Budhis, by faith Hindu, resident of Mahalle Hindpiri, Police Station and District Ranchi (hereinafter called the "PURCHASER") of the other part.

The term and expression 'VENDOR' and 'PURCHASER' unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, assigns, legal representatives, executors and administrators.

WHEREAS the 'VENDOR' is the absolute owner with respect to 0.06 acres of land being portion of Revisional Survey Plot No. 1830, marked as 1830/A of Khats No. 332, under Khayat No. 12, situated at village Missirgonda, alias Pahargonda, Ranchi, Police Station Ranchi, Thana No. 191, District Ranchi and is fully seized and possessed of the same.

AND WHEREAS THE VENDOR is permanently residing at 75, Park Street, Calcutta and is not in a position to manage, supervise and look after the aforementioned land which is a very small piece of land comprised an area of only 6 decimals and as such he desired to sell the said land and the PURCHASER agreed to purchase the same for a consideration of Rs. 95/- (Rupees ninety five) only.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the aforementioned agreement and in consideration of payment of Rs. 95/- (Rupees ninety five) only by the PURCHASER to the VENDOR (the receipt whereof the VENDOR doth hereby admit and acknowledge and from the same and every part thereof acquit,

17/9/66

K. P. Dutt

absolve and discharge the PURCHASER and the properties for ever) the VENDOR doth hereby grant, convey, assign, sell and transfer absolutely and for ever TO and ONTO the PURCHASER all that piece and parcel of land measuring 0.06 acres (6 decimals) only being portion of Revisional Survey Plot No.1830, marked as 1830/A of Khata No.332 under Khawat No.12, situated at Misirganda, alias Poharganda, Kanke Road, Ranchi, Police Station Ranchi, Thana No. 191, District Ranchi, in the State of Bihar, together with all rights of easement, path, pathways, right, light, liberties, privileges and appendages whatsoever and the reversion or reversions, remainder or remainders, rent, issues and profits thereof TO HAVE AND TO HOLD the same as absolute owner thereof. The VENDOR covenants with the PURCHASER that the land hereby sold are free from all encumbrances, trust, lien, dependance, tenancy, attachment and execution whatsoever and the VENDOR has indefeasible title and exclusive right to sell the same to the PURCHASER and the VENDOR has not entered into agreement for sale of the said land to any other person. Now the PURCHASER who has been put in possession of the land hereby sold shall continue to remain in possession and shall use the same in any manner he likes without any let, hindrance, interruption, claim or demand by or from the VENDOR or any person claiming through or under him. Now the PURCHASER shall be entitled to get his name mutated in the Series of the State of Bihar and the Ranchi Municipality or wherever necessary and shall pay rent and taxes in his name PROVIDED ALWAYS the VENDOR shall at all reasonable time on the request and at the cost of the PURCHASER do or execute or cause to be done and executed all such further acts, deeds, assurances, matters and things which may be reasonably required for putting the PURCHASER in possession and securing the title of the PURCHASER according to true meaning and intent of these presents.

SCHEDULE

All that piece and parcel of land measuring 0.06 acres (6 decimals) being portion of Revisional Survey Plot No.1830 of Khata

N. J. R. S. T.
 17/9/66

No.332 under Khewat No.12 shown in red wash in the map attached forming part of this deed and marked as Plot No.1830/A situated at Misrairgenda alias Pahargenda, Kanke Road, Ranchi, Police Station Ranchi, Thana No. 191, District Ranchi having abhorbeodi right and bounded as follows:-

- North:- R.S.Plot No. 1829.
- South:- Portion of R.S.Plot No. 1830.
- East:- R.S.Plot No. 1834.
- West:- Kanke Road.

IN WITNESS WHEREOF the VENDOR has put his hand on the date, month and the year above written after fully understanding the contents of this deed.

Witnesses:

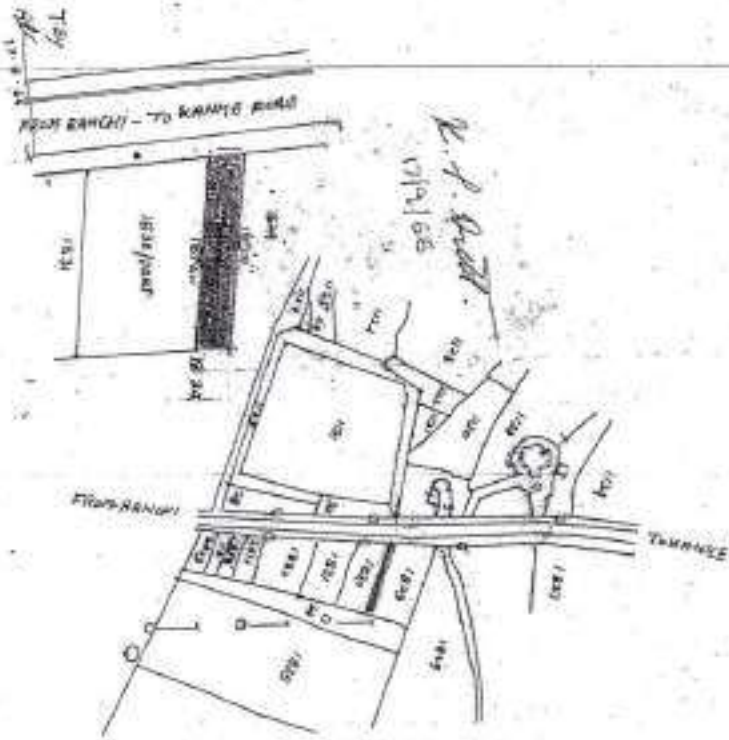
1. *[Signature]*
17.9.66.



Signature of Vendor

K. P. Dutt - 17/9/66
(Kali Prasa Dutt)
Power of Attorney Holder
for Kasturi Lal Mahendra.

2. *[Signature]* 17/9/66



ROAD OF VILLAGE NORTH BOUND WITH PROVISION
 THE ROAD BOUND WITH WEST BOUNDARY
 ROAD 15' WIDE
 PROVISION WITH PROVISION WITH NORTH BOUNDARY
 ROAD 15' WIDE
 LAND SURVEYED BY - ENGINEER/ARCHITECT BUREAU
 BANGHOLI - 1000/1000 - 1000/1000
 5 MAY 1954 - M. HANSEN



RANCHI MUNICIPAL CORPORATION

HOLDING TAX RECEIPT

Receipt No. : CNT28110101420220616

Date : 2022-06-28

Department / Section : Revenue Section

Ward No : 2

Account Description : Holding Tax & Others

New Ward No : 2

Application No SAF/03/002/01099

New Holding No : 002000987600320

Received From Mr / Mrs / Miss . : SHARDA BUDHIA W/O LATE GYAN PRAKASH BUDHIA

Address : GYANODAYA GONDA TOWN KANKE ROAD

A Sum of Rs. : 744.00

(in words) :

Seven Hundred And Forty Four Rupees Only

towards : **Holding Tax & Others** vide : **CASH**

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

HOLDING TAX DETAILS

Description	Period				Total Amount
	From		To		
	QTR	FY	QTR	FY	
Holding Tax	1	2022-2023	4	2022-2023	850.52
Total Amount					744.00
Round Off Amount					-0.20
Total Paid Amount					744.00



****This is a computer-generated receipt and it does not require a signature.****

7509
21

राज्य सरकार
GOVERNMENT OF JHARKHAND
राज्य जनसंख्या विभाग
DEPARTMENT OF ECONOMICS & STATISTICS
राज्य नगरपालिका
MUNICIPAL CORPORATION RANCHI



मृत्यु प्रमाण पत्र
DEATH CERTIFICATE

यह प्रमाण पत्र भारतीय नगरपालिका अधिनियम, 1953 के अंतर्गत 27 व 28 के प्रावधानों के अंतर्गत मृत्यु प्रमाण पत्र अधिनियम, 2009 के अंतर्गत 4(1) के अंतर्गत जारी किया गया है।
ISSUED UNDER SECTION 12(1) OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 2(1) OF THE JHARKHAND REGISTRATION OF BIRTHS & DEATHS RULES 2009.

यह प्रमाण पत्र निम्न सूची में विवरणों से मृत्यु प्रमाण पत्र की प्रतिलिपि है जो कि मृत्यु प्रमाण पत्र के मूल प्रमाण पत्र से लिया गया है।
THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTERED AT MUNICIPAL CORPORATION RANCHI OF TAHSILDARATE RANCHI OF DISTRICT RANCHI OF STATE/JUNCTION TERRITORY JHARKHAND, INDIA.

मृत्यु के नाम / NAME OF DECEASED / GYAN PRASAD BUEHA	लिंग / SEX / पुरुष / MALE
मृत्यु की तिथि / DATE OF DEATH / 16-01-2021 NINETEEN JANUARY TWO THOUSAND TWENTY ONE	मृत्यु का स्थान / PLACE OF DEATH / GYANDHAYA, GONDA TOWN, KANKE ROAD, P.S. - GONDA, RANCHI, KANKE, RANCHI, JHARKHAND
मृत्यु की उम्र / AGE OF DECEASED / 40 YEARS	पति / पत्नी का नाम / NAME OF HUSBAND / WIFE / SHARDA BUEHA
माता का नाम / NAME OF MOTHER /	सहस्य संख्या / HUSBAND/WIFE AADHAAR NO. /
माता का संख्या / MOTHER'S AADHAAR NO. /	पिता का नाम / NAME OF FATHER / LALU GANES PRASAD BUEHA
मृत्यु का स्थान / ADDRESS OF THE DECEASED AT THE TIME OF DEATH / SHARDHAYA, GONDA TOWN, KANKE ROAD, P.S. - GONDA, RANCHI, KANKE, RANCHI, JHARKHAND	पिता का संख्या / FATHER'S AADHAAR NO. /
पंजीकरण संख्या / REGISTRATION NO. / D-2021-20-90942-80038E	स्थायी पता / PERMANENT ADDRESS OF DECEASED / SHARDHAYA, GONDA TOWN, KANKE ROAD, P.S. - GONDA, RANCHI, KANKE, RANCHI, JHARKHAND
टिप्पणी / REMARKS (IF ANY) /	पंजीकरण तिथि / DATE OF REGISTRATION / 23-01-2021
मृत्यु प्रमाण पत्र की तिथि / DATE OF ISSUE / 17-01-2021	मृत्यु प्रमाण पत्र जारी करने वाला अधिकारी / ISSUING AUTHORITY / शारदा प्रसाद भुआ REGISTRAR BIRTH & DEATH राज्य नगरपालिका MUNICIPAL CORPORATION RANCHI

उपरोक्त में
FC-2021 (24) 10



THIS IS A COMPUTER GENERATED CERTIFICATE.
THE GOVT. OF INDIA VIDE CIRCULAR NO. 10-2014-NSIC/DATED 27-JULY-2015 HAS
ATTACHED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.
* नगरपालिका मृत्यु प्रमाण पत्र अधिनियम, 2009 के अंतर्गत जारी किया गया है। * ENDS

राज्य नगरपालिका

पं. 14 फार्म सं. - 562

210

आदेश - पत्रक

14-5-08

से अभिलेख हस्तांक, 1941 का नियम 129]

सं. 5635 R27 से तक 1
जिला राँची सं. 200 2-08

संख्या और तारीख

आदेश और पराधिकारी का हस्ताक्षर

आदेश पर जो भी कार्यवाई के आदेश दिखनी ता. सहित

14/2/08

आवेदक श्री/श्रीमती श्रीमती सुधिया पिता = श्रीमती सुधिया
पं. सुधिया मा. मि. गौन्दा
माता गौन्दा जिला राँची

के निम्नलिखित अधिन का नामांतरण हेतु आवेदन प्राप्त हुआ है।
किसका विवरण दृष्ट प्रकार है :-

पौजा	माता	पति	संख्या	संगण
माता सं. <u>मि. गौन्दा</u> 191	सं. 182 - 1830 - 06 510 332	सं.		



आवेदन के आलेख में नाम/नाम की भावति प्राप्त करने हेतु सुचना निम्न प्रकार। संबंधित हस्ता कर्मचारी एवं अथवा निरीक्षक चार, अथवा राँची को आवेदन के आलेख में पाप प्रतिवेदन प्राप्त करने हेतु आवेदन एवं उचित भागवता भेजे एवं सुचना कर्मचारी को आदेश दिया जाता है कि वे अपना निम्नलिखित जति-प्रतिवेदन अथवा निम्नलिखित के माध्यम से दिनांक 29/2/08 तक प्राप्त करें। 1. उक्त नामांतरण के आलेख में अथवा किसी अन्य/मात्र को कोई भावति हो तो दिनांक 29/2/08 तक अथवा आवेदन पत्र अर्थात् हस्ताक्षरी के समक्ष प्रस्तुत करें अथवा सुधिया को कल्प कोतने पर किसी प्रकार की सुधिया नहीं होगी।

अभिलेख दिनांक को उपस्थापित करें।

दिनांक

[Signature]
संयोजक अधिकारी,
राँची

सं. अ.

14/2/08

आदेश की क्रम सं० और ता०	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कारवाई के बा० में टिप्पणी ता० सहित
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अभिलेख उपस्थापित। आम/खास सूचना का सामिला प्रतिवेदन प्राप्त किसी भी आम एवं खास व्यक्ति के द्वारा किसी प्रकार की आपत्ति दायर नहीं की गयी। हल्का कर्मचारी श्री शुभाजी उषाजी एवं अंचल निरीक्षक शहर रांची का विस्तृत जांच प्रतिवेदन प्राप्त है। जांच प्रतिवेदन के आवलोकन से यह स्पष्ट होता है कि मौजा भिमजोरा गाना न० 101 खाता न० 332 पल्लो न० 1880 रकबा 06.870 रिजिजनल सर्वे/म्युनिसिपल सर्वे खतिबान में मुदारा के नाम पर रिकॉर्ड दर्ज है। एवं जमाबंदी रजि के पृष्ठ संख्या 566 भाग संख्या I में श्री कृष्ण लाल महेन्द्रा के नाम पर दर्ज है। प्रसंगत जमीन-विहारा की खतिबानों जमीन विहारा को खरीदने के जमीन निर्वाहित पददा संख्या 2 दि० 2 से प्राय है। क्रता को आवेदित जमीन उतराधिकार में निर्वाहित पददा संख्या विनांक द्वारा प्राय किया है।

का संख्या मापदा है।

संश्लिप्त हल्का कर्मचारी एवं अंचल निरीक्षक शहर रांची ने अपने जांच प्रतिवेदन में लिखा है कि विक्रता अपने हॉक टिस्स को भूमि विक्री है। खरीदगी के पूर्व विक्रता का प्रसंगत जमीन पर शान्तिपूर्ण रखल कय्या था। खरीदने के बाद क्रता को शान्तिपूर्ण रखल-कय्या है। विक्रता शहरी भू-सर्वेधी अधिनियम के संघा के अन्तर्गत धारित भू-धारा नहीं है/ एवं विक्री को अनुमति प्राप्त की है। विक्रता स्वयं जमाबंदीदार है/ नहीं है। आवेदित जमीन आदिवासी खाता से संबंधित नहीं है आवेदित जमीन भूईहरी, सीरा, वन भूमि, खास महल, भवन लोन, फंशर-ए टिन, गैस मजहल खास/आम सरकार द्वारा बन्दोबस्त भूमि भुगतान सरकार द्वारा भू अर्जन की भूमि नहीं है। साथ ही प्रतिवेदित किया है कि आवेदित जमीन रांची जिला के भूमि भंडाला में चला रहे परिवार जिसका पामल जगरानी विभाग रांची में जांच चल रहा है, आवेदित जमीन से संबंधित नहीं है संबंधित हल्का कर्मचारी एवं अंचल निरीक्षक ने आवेदित जमीन का नामांतरण आवेदक/क्रता को नाम पता स्वीकृत करने का अनुरोध किया है।



आदेश की क्रम संख्या और तारीख	आदेश और पदाधिकारी का अस्ताक्षर	आदेश पर की गई कार्रवाई के बारे में टिप्पणी का सहित
1	2	3

अतः संबंधित इल्का कार्यागो एवं अंगण विरहीक्षण शहर अंचल रीची में जाच प्रतिबंधन एवं अनुसंधान के आधार पर

निम्नलिखित जमानत :

मौजा	खाला	प्लॉट	रकबा	संग्राम
--	न०	न०	--	--
मिर्जापुर - 332 1830 - 06 5/8 2.00				
शुल्क 25				



का आदेशक श्री/श्रीमती श्री प्रकाश कुमारी शर्मा
श्री. 62 गंगा प्रसाद कुमारी सिन्धी
 मुहल्ला..... के नाम पर नामांतरण की जा रहा है। सदरमुद्रा शुद्ध पत्र निर्गत करें। इल्का कर्मचारों से कुम्हार के अन्दर शुद्ध पत्र का आदेशक के आलोक में पंजी-11 में आवश्यक सुधार एवं अनुपालन को मांग करें।

लगातार

 अंचल अधिकारी
 शहर अंचल रीची।

अंचल अधिकारी
 शहर अंचल रीची।

पुनश्च चार प्रतिरूपों में शुद्ध पत्र निर्गत किया गया, जिसमें एक प्रति अभिलेख में तथा दो प्रति इल्का कार्यागो को दिया जाता है एवं इल्का कर्मचारों को आदेश दिया जाता है कि पंजी-11 में आवश्यक प्रविष्टि करते हुए एक प्रति कार्यालय में वापस करें, एवं उन शुद्ध पत्र का संबंधित सहायक अभिलेख में दर्ज कराते हुए रहीं सुविधा में संभारित करें।

अंचल अधिकारी
 शहर अंचल रीची।



अर्थिक कर्मचारी एवं अंवल निरीक्षक मागामलक्षण का जांच प्रमाणपत्र

नाम: श्री पता: सुपुल क्षेत्र: अर
 पता संख्या: 1 पता शहर: सिद्धपुर तालुका संख्या: 191
 पुरातन की नं. पुंम का क्रमांक एवं तारीख: 06-7-2008
 निवास स्थान: सुपुल जिला: सुपुल
 मागामलक्षण के प्रतिपत्त का दिनांक: सुपुल

क्र. सं.	अर्थिक कर्मचारी का नाम (पुंम का)	वर्ग सं.	वर्ष सं.	वर्ष सं.	वर्ष सं.	वर्ष सं.
1	2	3	4	5	6	7
032	अरुण कुमार सुपुल 5/0-19-सुपुल 4-3-सुपुल	1830	01-सुपुल	01	5/1/1	

मागामलक्षण के अंतर्गत में निम्नलिखित

—

सुपुल



... मागामलक्षण ...

032	अरुण कुमार सुपुल सुपुल सुपुल सुपुल सुपुल सुपुल	1830	01-सुपुल	01	5/1/1	
-----	---	------	----------	----	-------	--

1. निवास का नाम: सुपुल तालुका संख्या: 191 जिला संख्या: सुपुल
2. निवास की तिथि एवं पुंम का नाम: सुपुल तालुका संख्या: 191 जिला संख्या: सुपुल
3. मागामलक्षण संख्या: सुपुल



Form No. V 40

CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TEANCIES IN ESTATES IN GOVERNMENT

Sub-division: सपट Circle / Anchal: एच.एच. जिला Haka: I

Name of State: उत्तर प्रदेश Total Number: _____

1. Mutation case number in Register	2. Village	3. Thana and Thana Number	4. Number of tenancy to which the mutation relate	5. Authority sanctioning mutation with date of order	6. Whether mutation is due to sale or otherwise	7. Full details of exchanges affected by mutation	8. Date of correction of the Haka Register by the Karmchari	9. Remarks
5635 R27/2007-08	सिमरिह जीवा	191	I / 990	कमल गोरिकान्त, एच.एच. जिला, उन्नाव		<p>श्री राम प्रकाश बुधिया पिता - स्व. गंगा प्रसाद बुधिया ग्राम - सिन्दफरी खाना - रोवा रकबा नं. प्लॉट नं. रकबा पन्ना 332 1830 06 डी. 2005; उल्लेख शेष (स: डी.एम.ए. नं. 191)</p>		



Signature: [Handwritten Signature]
 Circle Officer / Anchal
 Circle / Anchal Officer

Memo No. _____
 Forwarded to the Karmchari Haka No. I for information and necessary action

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

धाना वो धाना नम्बर

V

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

Page No. : 66

Vol. No. : 10

Receipt No. : 0536094928

हेहत । मिसीरगोन्दा । 191 । श्री ज्ञान प्रकाश बुधिया

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
332	1830	0 एकड़ 6 डिसमील 0 हेक्टर

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

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

मांग बाबत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	2.00					2.00
गुजारी (भावली)	0.50					0.50
सेस	1.00					1.00
रूद	1.00					1.00
मूतफरकात	0.40					0.40
मौजान	4.90					4.90

तफसील अदायकारी

अदायकारी बाबत	बकाया				मौतलबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					2.00	
गुजारी (भावली)					0.50	
सेस					1.00	
रूद					1.00	
मूतफरकात					1.00	
मौजान अदायकारी					0.40	
					4.90	

(१) मौजान कुल (लपजों में) : Four Rupees and Ninety Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 4.90

तारीख अमला तहसील कुनिन्दा : 28-06-2022

खास महान का बकाया मालगुजारी पर (सिवाय दोसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) रूद नहीं तिप्य जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रत्येक केवल प्रार्थी की पालकारी के लिए है।

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

ऑनलाइन जाँचा

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

October 20, 2022

पंजी ॥ प्रति

भाग वर्तमान	10	पुठ संख्या	68											
जिला का नाम	रोही	अनुमति नाम	सदर अवंत का नाम	ईडल	इलका का नाम	इल्का-01	इस्टेट का नाम	इस्टेट का प्रकार	इस्टेट	इलका का नाम	इल्का-01	इस्टेट का नाम	इस्टेट का प्रकार	इस्टेट
प्लॉट का नाम	मिस्त्रिगोन्दा	हॉटिंग संख्या	332	लॉटी संख्या	0	प्लान नम्बर	191	खाला का प्रकार	—					
श्री सान प्रकाश बुधिया, पितृ-स. गंग प्रसाद बुधिया, पति														
खाला नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्रतिकार								समान	सेस	
122	1630	0 ए 6 डि 0 हे		टा का वद सं 5635 R 27 / 2007-08								2	2.9	
कुल-परिमाण		0 ए 6 डि 0 हे												
हारीख	प्रति पय संख्या	साल से	साल तक	संगत बकाया	संगत धानु साल	रोड सेरा बकाया	रोड सेरा धानु साल	मिक्षा सेरा बकाया	मिक्षा सेरा धानु साल	स्वास्थ्य सेरा बकाया	स्वास्थ्य सेरा धानु साल	कृषि सेरा बकाया	कृषि सेरा धानु साल	
21-01-2014	5127184	2013	2014	0	2	0	0.5	0	1	0	0	0	0.4	
06-12-2016	1471008622	2007-2008	2016-2017	18	2	4.5	0.5	0	1	0	1	0.6	0.4	
06-24-2017	1503585990	2017-2018	2017-2018	0	2	0	0.5	0	1	0	1	0	0.4	
06-21-2018	0142882087	2018-2018	2018-2018	0	2	0	0.5	0	1	0	1	0	0.4	
04-04-2019	0514892076	2019-2020	2019-2020	0	2	0	0.5	0	1	0	1	0	0.4	
04-12-2021	10477516189	2020-2021	2021-2022	0	2	0.5	0.5	1	1	1	1	0.4	0.4	
06-28-2022	0536994928	2022-2023	2022-2023	0	2	0	0.5	0	1	0	1	0	0.4	

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

List Of Case Status Details

Print

BACK

यह एक कंप्यूटर जनित प्रति
यह प्रारंभ केवल प्रती की जानकारी के लिए है
किसी भी प्रकार की अपुष्टियों के लिए सम्बन्धित अफसरों से संपर्क करे
प्लॉट का नम्बर देखने के लिए प्लॉट नंबर प्रिंट करे

ऑनलाइन जाँचा

राजस्व एवं भूमि सुधार विभाग
लगातार रसीद

V

sch XIV-F No 180Y

जिला का नाम राजसूरी
 अनुमण्डल का नाम राजसूरी
 तालुका का नाम राजसूरी
 सीमा मिस्त्रिगोन्दा
 शाली का शाली नम्बर 191

रसीद क्रमांक 01 A005382
 रसीद का नाम श्री. राजाधराराव बुधिया
 रसीद का नाम श्री. राजाधराराव बुधिया
 रसीद का नाम श्री. राजाधराराव बुधिया
 रसीद का नाम श्री. राजाधराराव बुधिया

8/bb

खेती का प्रकार	खेती का क्षेत्रफल	रकबा (एकड़ में)
उत्पत्ति	1810	0.0644

जोत का सालाना मूल्य एवं रसीद का विवरण (बकाया एवं जाल, चालू वर्ष का)

वर्ष	मूल्य	जाल	चालू वर्ष का
2014-15	2.20	0.50	0.40
2015-16	0.50	1.20	1.20
2016-17	1.20	0.40	0.40

प्रमाण पत्र

वर्ष	मूल्य	जाल	चालू वर्ष का
2014-15	2.20	0.50	0.40
2015-16	0.50	1.20	1.20
2016-17	1.20	0.40	0.40

- कुसीयोग शब्दों में राजसूरी
- मूल्य अदाकारी 2.20
- कुल बकाया 0

16/9/14
(हस्ताक्षर)

हस्ताक्षर एवं दिनांक

यदि प्रमाण पत्र का बकाया शाली नम्बर (1) प्रमाण पत्र के बकाया रसीद पर कि (राजसूरी) शाली नम्बर लिखा जाता है।

Schedule VI MR Form No. 14

Chhosenpur Settlement

Continues KHATIAN

Name of Village

Form (Lower half)

Number of Households

Sl. No.	Name of the household	Thana Number	Thana	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
1	गुपुता प्रसाद गुपुता	5128	7																					
2	राज कृष्ण गुपुता	5128	7																					
3	राज कृष्ण गुपुता	5128	7																					
4	राज कृष्ण गुपुता	5128	7																					
5	राज कृष्ण गुपुता	5128	7																					
6	राज कृष्ण गुपुता	5128	7																					
7	राज कृष्ण गुपुता	5128	7																					
8	राज कृष्ण गुपुता	5128	7																					
9	राज कृष्ण गुपुता	5128	7																					
10	राज कृष्ण गुपुता	5128	7																					
11	राज कृष्ण गुपुता	5128	7																					
12	राज कृष्ण गुपुता	5128	7																					
13	राज कृष्ण गुपुता	5128	7																					
14	राज कृष्ण गुपुता	5128	7																					
15	राज कृष्ण गुपुता	5128	7																					
16	राज कृष्ण गुपुता	5128	7																					
17	राज कृष्ण गुपुता	5128	7																					
18	राज कृष्ण गुपुता	5128	7																					
19	राज कृष्ण गुपुता	5128	7																					
20	राज कृष्ण गुपुता	5128	7																					



Handwritten notes and signatures in the bottom right corner of the table, including a signature and the date 10/10.

मूल जप्तियान से
मिशन किया
10/10

Handwritten notes in the middle right section of the table, possibly a correction or additional information.

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-11 अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-11 का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन		
7.	PAN सत्यापन		
8.	होल्डिंग संख्या का वर्णन (शहरी क्षेत्र में होने की स्थिति में)	✓	

जाँच लिपिक का हस्ताक्षर

तिथि सहित



निबंधन पदाधिकारी का हस्ताक्षर

तिथि सहित

C
20/10



Pre Registration Docket

Date :- 20-10-2022 02:48 pm

Office Name :- SRO - Ranchi
Token No:- 20220000086484

Appoinment :- 20-Oct-2022 Time:- 15:6

Article	Gift
Pre Registration Date	18-Jul-2022
No. Of Pages	34
Stamp Duty	296982
Paid Stamp Duty	0
Total Fees	₹ 1,00,454.

Property Id: 777190

Valuation No. : 1046831 / 2022	:- 2022-2023	Date : 18-July-2022 12:27:PM	
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda	Village/City : Misirgonda	
Misirgonda Word No 2 - Main Road			
Volume Number - 10			
Page Number - 66			
Holding Number - 002000987600020			
Khata Number - 332			
Plot Number - 1830			
Property Rates			
Commercial Land (Y)			
₹785666/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	6 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6 x 785666=4713996	₹47,13,996/-
A	Total		₹47,13,996/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹47,14,000/-
Total Amount in Words : Forty Seven Lakhs Fourteen Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 1834, West: RANCHI TO KANKE ROAD, South: PLOT NO. 1830/PART, North: PLOT NO. 1829
Area	Land area : 6.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	4713996
Transaction Amount	-

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

Witness Information	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI- Father/Husband Name- GANESH AGARWAL
---------------------	--

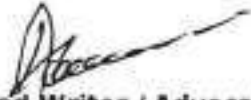
Identifier Details	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI- Father/Husband Name- GANESH AGARWAL
--------------------	--

Fee Rule:Gift Deed		
1	Stamp Duty	2,96,982

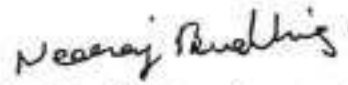
1	SP	1,020
Total		1,020
Fee Rule:Gift Deed		
1	LI	3
2	PR	1
3	A15	94,280
4	l fee	5,000
5	M(b) Fee	150
Total		99,334

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant



Document Registration Summary 1

Date :-20-Oct-2022

- Government/Market Value: ₹4714000/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹296982/-

Receipt : 726445

Receipt Date : 20-10-2022

Presenter Name: -

PR	₹1
SP	₹1020
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A15	₹94280
Stamp Duty	₹296982

On Date 20-10-2022 Presented at SRO - Ranchi
Signature of Presenter

Shareela Budhia
SRO - Ranchi

Total	₹397436
--------------	----------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	296982	296982	0	GRAS	NeerajBudhia	GRN Number : 2212255211 DEPT Transaction Id : a77fa1e8156346a46d5f Transaction Type :	296982
PR	1	1	0	GRAS	NeerajBudhia	GRN Number : 2212254987 DEPT Transaction Id : dc808599a81f507dae20 Transaction Type :	1

SP	1020	1020	0	GRAS	NeerajBudhia	GRN Number : 2212254987 DEPT Transaction Id : dc808599a81f507dae20 Transaction Type :	1020
I fee	5000	5000	0	GRAS	NeerajBudhia	GRN Number : 2212254987 DEPT Transaction Id : dc808599a81f507dae20 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	NeerajBudhia	GRN Number : 2212254987 DEPT Transaction Id : dc808599a81f507dae20 Transaction Type :	150
A15	94280	94280	0	GRAS	NeerajBudhia	GRN Number : 2212254987 DEPT Transaction Id : dc808599a81f507dae20 Transaction Type :	94280
LL	3	3	0	GRAS	NeerajBudhia	GRN Number : 2212254987 DEPT Transaction Id : dc808599a81f507dae20 Transaction Type :	3
Sub Total	397436	397436	0				

Article : Gift Number of Pages : 68

MIS
Signature of Operator

G. S. D.
Signature of Head Clerk

W
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000086484

Deed Type	Gift
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 296982, PR :- Rs. 1, SP :- Rs. 1020, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A15 :- Rs. 94280, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.4713996/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , -Village Name :- Misirgonda Location :- Main Road, Misirgonda Word No 2 Property Boundaries :- East: PLOT NO. 1834, West: RANCHI TO KANKE ROAD, South: PLOT NO. 1830/PART, North: PLOT NO. 1829 Volume Number - 10Page Number - 66Holding Number - 0020009876000Z0Khata Number - 332Plot Number - 1830 Area Of Land :- 6.00 Decimal

Sh./Smt.SHARDA BUDHIA s/o/d/o/w/o LATE SATYA NARAYAN KHEMKA
has presented the document for registration in this office

today dated :- 20-Oct-2022 Day :- Thursday Time :- 17:29:07 PM





SHARDA BUDHIA(Individual)

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

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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SHARDA BUDHIA Address1 - MISSIRGONDA GYANODYA GONDA TOWN KANKE ROAD GONDA RANCHI, Address2 - ... Jharkhand PAN No.: AAYPB8367K,Permission Case No.-	Yes	Sharda Budhia Address:- MISSIR GONDA, GYANODAYA GONDA TOWN, KANKE ROAD, Ranchi, 834008, Jharkhand, India		DONER Age:76			<i>Sharda Budhia</i>
2	NEERAJ BUDHIA Address1 - MISSIRGONDA GYANODYA GONDA TOWN KANKE ROAD GONDA RANCHI, Address2 - ... Jharkhand PAN No.: ABAPB2646L,Permission Case No.-	Yes	NEERAJ BUDHIA Address:- Gyanodaya, - KANKE ROAD, GONDA TOWN, Misirgonda Alias Pahargonda, Ranchi, 834008, Jharkhand, India		DONEE Age:53			<i>Neeraj Budhia</i>

Identification:

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

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUNIL GOYAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SHARDA BUDHIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SUNIL GOYAL**) Son/Daughter/Wife of (**GANESH AGARWAL**) resident of (**GOSHAI TOLI CHUTIA RANCHI**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 20-Oct-2022

Seal and Signature of Registering Officer



Token No.: 20220000086484

CERTIFICATE

Office of the SRO - Ranchi

This Gift was presented before the registering officer on date 20-Oct-2022 by SHARDA BUDHIA, S/O, D/O,
W/O LATE SATYA NARAYAN KHEMKA resident of MISSIRGONDA GYANODYA GONDA TOWN KANKE ROAD
GONDA RANCHI ..

This deed was registered as Document No. - 2022/RAN/7363/BK1/6590 in Book No. :- BK1 Volume No. :- 879
from Page No. :- 261 to 328 at, office of SRO - Ranchi

Date:- 20-Oct-2022


20/10
Registering Officer





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

Duplicate copy CRSLP/142214826

3/1/2023



नामांतरण मुद्रिका

जिला का नाम	राँची	अनुमंडल नाम	सदर	अर्पण का नाम	हेरत	हुल्का	हुल्का-01				
इस्टेट का नाम	झारखण्ड	भूजा कार्डिनल (VOL)	19	पृष्ठ संख्या वर्तमान	19	भूजा न	191				
क्रमिक संख्या	केस न	मौज का नाम राजस्व थाना न	थाना का नाम	स्वीकृत प्राप्ति और तिथि	परिवर्तन प्रकार	अभिपूत जिसमें नामांतरण संबंधित है खता भाग न वर्तमान	पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खता न प्लॉट न क्षेत्रफल	तगान	रजिस्टर 2 अंकन तिथि अभुक्ति	
14828	1631 R27 2021 - 2022	मिसीरगोन्दा 191	राँची	04/03/2022	By Succession (अमीन से सम्बंधित विलसावेज	332	1 478	232 1830 14.29 डिशमीत	40		
केता का नाम (SHARDA BUDHIA/पति-LATE GYAN PRAKASH BUDHIA, जाति—, पत्त-MISSIR GONDA, GYANODYA GONDA TOWN, KANKE ROAD, RANCHI)				जमाबंदी रैपट का नाम ग्यान प्रकाश बुधिया-पिता-गंगा प्रसाद बुधिया			विक्रेता का नाम GYAN PRAKASH BUDHIA, पति-LATE GANGA PRASAD BUDHIA, जाति—, पत्त-MISSIR GONDA, GYANODYA GONDA TOWN, KANKE ROAD, RANCHI				
राजस्व कर्मचारी हुल्का-01 को अवरणक कार्यवाही एवं सूचनाएं हस्तान्तरित। यह एक कंप्यूटर जनित प्रती है। यह प्रत्येक केवल प्रार्थी की जानकारी के लिए है। इसका उपयोग किसी भी न्यायालय में सक्षम के रूप में नहीं किया जा सकता है।						Signature valid ✓ Digitally signed by DM PRAKASH MANDAL अंशतःपिकारी हेरत					

कोरोना के उह जांएगे प्राण, जब सहक पर न जांए इन्सान।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 1, 2023

पंजी II प्रति

भाग वर्तमान	19	पृष्ठ संख्या	10											
रिजि का नाम	रौंघी	अनुमंडल नाम	सदर	अंचल का नाम	हेडल	हलका का नाम	हलका/101	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	मिसौरगोन्डा	होस्टिंग संख्या	332	तोड़ी संख्या		प्लान नम्बर	191	खाल का प्रकार	—					
SHARDA BUDHIA , पति-LATE GYAN PRAKASH BUDHIA, जति: ---														
खाला नम्बर	प्लॉट संख्या	रकबा				परिवर्तन के लिए प्राधिकार						लगान	सेस	
332	1830	0 रे 14.29 डि 0 हे				नामान्तरण मूकदम संख्या 1631/2021 - 2022						40	0	
कुल परिमाण		0 रे 14.29 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल	
03-09-2022	0116274186	2021-2022	2021-2022	0	40	0	10	0	20	0	20	0	8	
05-24-2023	0347096391	2022-2023	2023-2024	40	40	10	10	20	20	20	20	8	8	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अवांछितियों के लिए सम्बन्धित अधिकारी से संपर्क करें
प्राप्त का नक्का देखने के लिए प्राप्त नंबर मिलकर करें।

Sch X/V- F.No. 180v
रबींद्र मालगुजारी
नाम सर्किल । नाम मौजा मय
धाना वी धाना नम्बर

V

फरद मलती / फरद रेयती Page No. : 10
नाम रेयत मय वलियत जमाबन्दी Vol. No. : 19
वी सकुनत नम्बर। Receipt No. : 0347096391

हेडल | मिर्सीरगोन्दा | 191 | SHARDA BUDHIA		
आल संख्या	खेसरा संख्या	रकबा (एकड़ में)
332	1830	0 एकड़ 14.29 दिसमील 0 हेक्टर

अराजी नकदी	अराजी भावती	तफसील हिस्साब तगान भावती
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खेत का सजला मोग मय तकसील (बकाया वी हात) मौजूदा साल का।

मोग बावत	सजला	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष (2022-2023)	
मात (नकदी)	40.00				40.00	40.00
गुजारी (भावती)	10.00				10.00	10.00
सेस	20.00				20.00	20.00
सुद	20.00				20.00	20.00
मुतफरकत	8.00				8.00	8.00
मौजान	98.00				98.00	98.00

तफसील अदायकारी

अदायकारी बावत	सजला	बकाया				मौतालबा हात (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 रा वर्ष (2022-2023)		
मात (नकदी)					40.00	40.00	
गुजारी (भावती)					10.00	10.00	
सेस					20.00	20.00	
सुद					20.00	20.00	
मुतफरकत					8.00	8.00	
मौजान अदायकारी					98.00	98.00	

(1) मौजान कुल (लफ्तों में) : One Hundred Ninety Six Rupees

(2) नाम देशिन्दा -

(3) कुल बकाया - 196.00

तारीख अमरा तहतलत कुनिन्दा : 24-06-2023

खस महात का बकाया मालगुजारी पर (विजय ऐसे बकायों पर जिन पर कि नॉटिफिकेट जारी हो) सुद नहीं शिप जात है।



एक एक कम्प्युटर खनिा प्रति है।

एक प्रयज केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अवलधिकारी से सम्पर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

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Dr. S. H. Hussain

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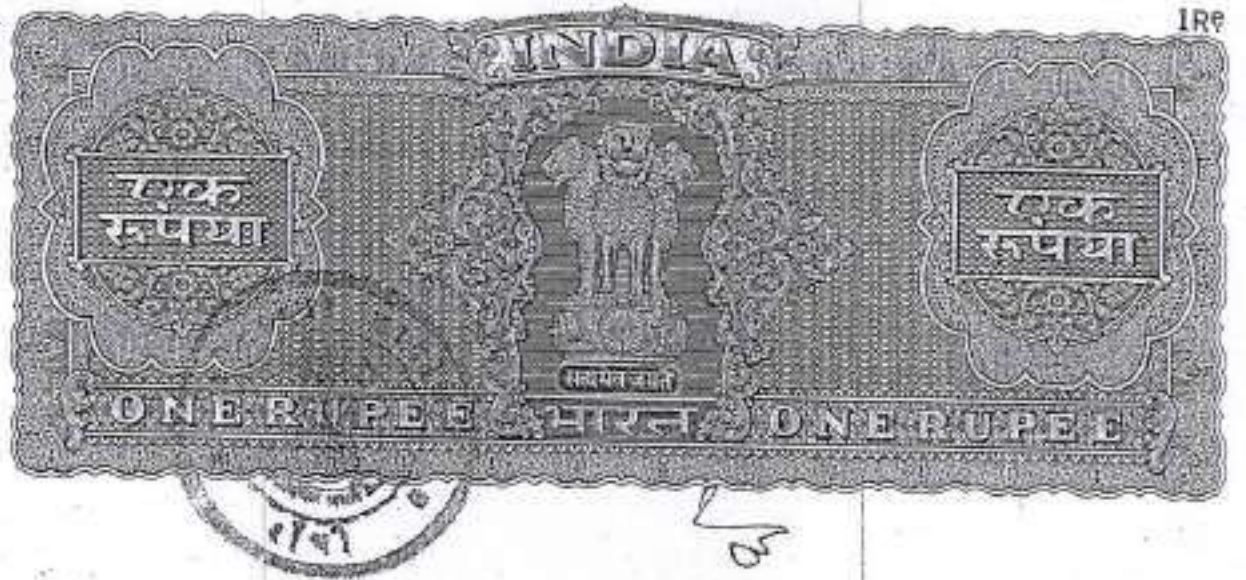
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- 1- लेख्यकारी का नाम और पुरा पता- श्री
दुधेश्वर प्रसाद साहू कुपुन स्वामी श्री जगदेव
साहू जति नैलिक वैश्य उपवास्य छपि नया
वसापर निवास रमान नगर रांची उपा. बाजार,
रांडा भागा जिला और उत्तरकाशी रांची - - -
- 2- लेख्यकारी का नाम और पुरा पता- श्री
गुनि प्रकाश बुधिया कुपुन श्री गंगा प्रसाद
बुधिया जति अग्रवाल उपवास्य वापिज्य निवास
रमान नगर रांची उपर बाजार भागा जिला रांची
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आठ हजार रुपैया मुद्रण 2000 - - -
- 4- लेख्य छापति का विवरण- मवाजी आठ हजार
दस दटाक तीस वर्गद्वीट भूमि स्वल्प दफ्त
वन्दी दरवली दक और हिस्ता लेख्यकारी की



Execution is admi
 Hed by the above
 D. D. Shewar Pat.
 Sahu who is identical
 my Bhagwat Pat.
 Sahu 510 Kaleshwar
 Pat. Sahu of the
 same place. earlier
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 रुपैया पापा का खास
 द. दुधेश्वर प्रसाद साहू
 का खास ता. ११.६.६६.
 इकित के सामने २०००
 आठ हजार रुपैया
 दुधेश्वर प्रसाद साहू

हैं जिस पर लेखकारी का निर्विघ्न अर्थात् निर्विघ्न
 दस्तावेज है उस भूमि को स्थिति स्थान ग्राम
 निरसीर गोंदा उर्फ पहाड़ गोंदा (ह. दुधेश्वर प्रसाद
 साहू का खास केवाला मिरवा को रतपैना पाया
 नि. आठ हजार २००० का खास ता. ११.६.६६)
 गो. कुरवान अली खा. रानी व. खा. ११-६-
 ६६ (पेज नं. २) भाना जिला रांची भाना नं.
 १५१ रवेर नं. १२ खाता नं. ३३२ खेप-
 नोट नं. १२३० नामे सड़क टांडू फलफल ०-३६
 डी. भूमि लेखकारी को कंठवारा से कदना ले
 गो. नारायण के द्वारा हुई है लेखकारी के
 हिसते में मिली है जिस पर लेखकारी तारीख
 कथारा ले परावर दस्तावेज है उस फलफल
 मध्ये आठ हजार दल इराक तीस वर्ग मीटर
 भूमि लेखकारी महोदय के हाथ दस्तावेज
 कर दिया जिसका पूर्ण विवरण इस विवरण पत्र
 ले संलग्न नक्शे में दिया गया है विवरण

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को दुर्गा प्रसाद
 रांची कोलार्ड स्टोर
 ११-६-६६.
 T. J. no. 389 v. 32-66
 सदी भागवत प्रसाद
 साहु ११-६-६६.
 sd S. Hussain
 हा. नि. चा.
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 निबंधित निम्न
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 कोलार्ड स्टोर
 11-7-66
 5-9-66
 K. ...
 5-9-66.

नाली रूति लकड़े से लाल और पिला रंग से
 रंग कर प्रदर्शित किया गया है और पिन्ट
 १-२-३० की और १-२-३० ही. निरवका अंकित
 किया गया है सब प्रोट नं. १-२-३० और जो
 पिला रंग से रंगा हुआ है वह आवागमन के
 लिए प्रस्तावित कौचन पत्र है यह पत्र केवल
 लेश्वरधारी महोदय और श्री बलन प्रसाद का
 और रहेगा इस प्रोट नं. १-२-३० की कार्य
 भाग लेश्वरधारी महोदय का और अर्थ भाग
 श्री बलन प्रसाद का है और रहेगा. विक्रयवादी
 रूति का पत्र: सीता निम्न प्रकार है जिसका जिला
 और सब रजिस्ट्री अधिकारी रांची पढ़ता है उत्तर
 सब प्रोट नं. १-२-३०A दक्षिण: इच्छ रूति प्रोट
 नं. १-२-३० पूर्व प्रोट नं. १-२-३४ पश्चिम श्री
 बलन प्रसाद की मील की हुई रूति तथा पत्र
 कांके मंड (६) दुर्गे प्रसाद साहु का खास ना. १
 ६-६६ ई. जो कोलार्ड प्रसाद साहु का रांची का
 खास ना. ११-६-६६ (पं. नं. ३) - - - - -



संदर्भ-

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उपर्युक्त लेख शीट नं. १८-२० नामे एक डॉ. ३
 डॉ. ३०० ०. ३०० डॉ. ३०० ०. ३०० डॉ. ३०० ०. ३००
 श्री मयुरा प्रसाद लाडु और श्री कोले शार लाडु के
 नाम से नाम हुआ है श्री अणु प्रसाद लाडु ने
 एक बंटवारा शिफ्टमा जिला का शिफ्टमा नं. ६४
 वर्ष १९४३ ई. है तथा जिला में श्री काणु प्रसाद
 लाडु वांकी तथा श्री अणु प्रसाद लाडु और श्री मयुरा
 प्रसाद लाडु शिफ्टमा प्रसिवादी हैं श्री माग सन अज
 खास के न्यायालय से दापर किताब शिफ्टमा-
 मा से अणु प्रसाद से आप से प्रसाद होकर
 लेख संपत्ति लेख कारी और लेख कारी के
 शिफ्टमा के अंश से मिली काद से लेख कारी के
 एक बंटवारा शिफ्टमा अणु प्रसाद और शिफ्टमा
 के लिए श्री माग सन अज साहब महोदय पंजी
 के न्यायालय से दापर किसे जिला का शिफ्टमा
 बंटवारा नं. ६२ सन १९४९ ई. लेख कारी कादी
 तथा श्री अणु प्रसाद लाडु शिफ्टमा प्रसिवादी है,
 वह शिफ्टमा नारीक २४-११-१९४९ ई. को

१३

अंगुष्ठ में छुलह होकर उसी तारीख को लेख्यकारी की डिगरी
 हुई और लेख्यकारी की हिसते भी संपत्ति अलग का दी जाये
 डिगरी के द्वारा लेख्यकारी का हिसता बटवारा सिद्धता के
 सिद्धिउल नं. १ में दिना गपा है और इस रचनात और और का
 बेमान बटवारा सिद्धता के सिद्धिउल नं. १ के आइटम नं. ३ में
 दिना गपा है इस तरह से लेख्यकारी का हिसता अलग होकर
 उपरोक्त और की भूमि तथा अन्य भूमि लेख्यकारी के हिसते में पड़ी
 तब से लेख्यकारी अपने हिसते में मिली संपत्ति पर अकेला दखल
 कर पले आते है लेख्यकारी अपना आवश्यक कार्रवण लेख्यकारी
 महोदय से केवल २००० (२० हजार) रु. का प्रसाद लाइ का खास ता. ११-
 ६-६६ गी. कामेश्वर प्रसाद राय का खास ११-६-६६ (पे. नं. ४) :
 आठ हजार रुपये का नगद लेकर उस रुपये का की उपरोक्त भूमि का
 मूल्य निर्धारित कर उस मूल्य के बदले लेख्यकारी अपनी उपरोक्त
 भूमि लेख्यकारी महोदय के हाथ हस्तांतरित कर दिना और उनके
 उक्त भूमि पर अपने हिसते में दखलदा कर दिना यह मूल्य
 सहायकार उचित मन्थन और पवार्क मूल्य है लेख्यकारी
 महोदय उक्त भूमि पर दखलदा होकर और उक्त आप नी इच्छा
 अनुसार मयन अहालिका रूप निर्माण करावे वाटिका लगावे
 और मयन इत्यादि निर्माण का उक्त मयन निर्मित मयन इत्यादि
 में स्वयं अपने वाक करे अथवा किराया पर लगावे कि वो
 अपनी इच्छा अनुसार उक्त को विक्रय कर दान पत्र साधारण
 मूल्य पत्र तक मूल्य प्रति भूमि पत्र इत्यादि करे अब आज
 के दिन से उपरोक्त भूमि पर लेख्यकारी और लेख्यकारी के
 अत्राधिकारी हिसतापत्री का कोई अधिकार कि वो स्वयं

५

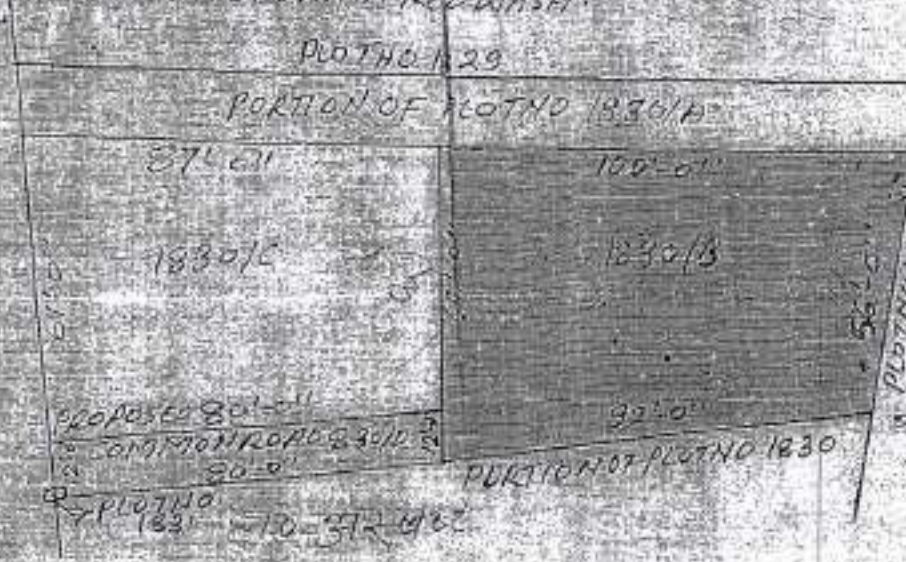
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कुद भी शेष नहीं रहा और न रहेगा जिस प्रकार का स्वत्व और
 अधिकार उक्त भूमि पर लेखकारी का और लेखधारी के उत्तरा-
 धिकारी स्थापनापत्रों का है अथवा या कि वो होना तो स्व
 स्वत्व और अधिकार जसका तस लेखकारी से विकल होकर
 उपरोक्त लेखधारी महोदय और उनके उत्तराधिकारी स्थापनापत्र
 को प्राप्त हुआ और प्राप्त होगा। अब लेखधारी महोदय उक्त भूमि
 के लिये सूटे से और टांची नगरपालिका से अपना नाम लेख
 कारी के नाम के स्थान में नामांकित करवा लिये और अपना
 नाम नामांकित करवा कर धपारबंदी मालगुजारी तथा टांची नगर
 पालिका टेक्स अपने नाम से देकर रसीद रवात अपने नाम से
 लिहा करे लेखकारी ने लेखधारी महोदय को यह भी विश्वास
 दिलाते हैं और ज्ञान कराते हैं कि उपरोक्त सत्यनिपादिसी
 एपक्रि का किसी प्रकार का मुंज भार (E. दुपेश्वर प्रसाद साह
 ११-६-६६ ई. गवाह महावीर प्रसाद सां-रांचीका
 ११-६-६६) (फो. नं. ५) नहीं है भूमि स्व प्रकार से
 निर्लिकार मुहू और पक्का है यदि बद्रक हो तो उक्त कहेनवा
 और उत्तरदायी लेखधारी और लेखकारी के उत्तराधिकारी
 स्थापनापत्र है और होगे और देगे लेखकारी के स्वत्व से
 भी किसी प्रकार का दोस अथवा मुटि नहीं है स्वत्व ही है
 स्वत्व दोष के कारण यदि इस विक्रय पत्र में कुद भी रवरावी
 पत्र में अथवा लेखधारी महोदय उक्त भूमि पर दावत न पावे
 तो जैसे हालत में लेखकारी देनवा हापूरी मुल्यकालपैजा
 और उतका रवर्नी और दर्जा लेखधारी महोदय के है
 और होगे और देगे। अतः लेखकारी लेखधारी महोदय
 से तगद रूपमा माकर विक्रय पत्र लिहा दिया कि प्रता

VILLAGE - MICHIR GONDA SUS PAHAR GONDA - NO. 91
 THANA DISTRICT - RANCHI STATE - JHARKHAND
 LAND PURCHASE BY - SRI GYAN PRAKASH BUDHYA
 OF RANCHI SHOWN IN REE WASH

NOTE
 PROPOSED COMM.
 ROAD FOR SRI
 GYAN PRAKASH
 BUDHYA & SHRI
 BASANT PRASAD
 ONLY
 PORTION OF PLOT
 NO 1830/B REO WASH
 AREA B K CH SET
 0 7 0 0
 ROAD 1830/1 - 10 30
 HALF AREA
 TOTAL 8 10 30
 TRUE COPY
 01/10/88 78

KANKI ROAD



RD



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 1, 2023

पंजी ॥ प्रति

भाग वर्तमान	2	पृष्ठ संख्या	22											
डिस्ट्रिक्ट का नाम	रोही	अनुमंडल नाम	रुदर	अंचल का नाम	इंस्ट	इलका का नाम	हल्का-01	इस्टेट का नाम	झारखंड					
मौजा का नाम	मिसीरगेन्दा	होलिंग संख्या	332/22	तौजी संख्या	0	पाना नम्बर	191	खाला का प्रकार	---					
श्रीमती सरदा बुधिया, पत्नी-गणेश प्रसाद बुधिया, जाति.-----														
खाला नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार					लगान	सेस			
332	1030	7 कठम छ. 19 वर्गफीट			केस नं 119 आर27 सन 1974-75 दि0 25-8-74					0.62	0.98			
	कुल परिमाण	7 कठम छ. 19 वर्गफीट												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत प्राप्त साल	रोड सेस बकाया	रोड सेस प्राप्त साल	विद्या सेस बकाया	विद्या सेस प्राप्त साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस प्राप्त साल	कृषि सेस बकाया	कृषि सेस प्राप्त साल	
05/12/1989	037493	1988-89	1989-90	0.62	0.62	0.16	0.16	0.31	0.31	0.31	0.31	0.2	0.2	
07-29-2016	1489813089	1974-1975	2016-2017	26.04	0.62	6.72	0.16	13.02	0.31	13.02	0.31	6.04	0.12	
08-24-2017	1503588545	2017-2018	2017-2018	0	0.62	0	0.16	0	0.31	0	0.31	0	0.12	
06-21-2018	0772675364	2018-2019	2018-2019	0	0.62	0	0.16	0	0.31	0	0.31	0	0.12	
04-04-2019	0826888544	2019-2020	2019-2020	0	0.62	0	0.16	0	0.31	0	0.31	0	0.12	
2021-12-04 12:57:11	0361208677	2020-2021	2021-2022	0.62	0.62	0.16	0.16	0.31	0.31	0.31	0.31	0.12	0.12	
04-06-2022	0202589980	2022-2023	2022-2023	0	0.62	0	0.16	0	0.31	0	0.31	0	0.12	
06-24-2023	0947819189	2023-2024	2023-2024	0	0.62	0	0.16	0	0.31	0	0.31	0	0.12	

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कंप्यूटर जनित प्रति
यह प्राप्त केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
पत्र का नक्का देखने के लिए पत्र नंबर मिलक करे।

Sch. XIV- F.No: 180v

रसीद मालगुजारी

नाम सहित । नाम मौज मय

धाना से धाना नम्बर

बिहार । पिसौरगोन्दा । 191 । श्रीमती सारदा बुधिया

V

फरद मतली / फरद रैयती Page No. : 22
 नाम रैयत मय इतिदयत जगबन्दी Vol. No. : 2
 बी संकुनत नम्बर। Receipt No. : 0947819189

खता संख्या	खेसरा संख्या	रकबा (एकड़ में)
332	1830	7 कठ 4 सटाक 19 वर्गफीट

जराजी नकदी	अराजी भावती	सकसील हिसाब लगान भावती

जोल का साततन मोग मय तफसील (बकाय से हाल) मौजूदा साल का।

मोग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष	
माल (नकदी)	0.62					0.62
गुजारी (भावती)	0.16					0.16
सेस	0.31					0.31
सूद	0.31					0.31
मुताफरकात	0.12					0.12
मौजान	1.52					1.52

सकसील अदायकारी

अदायकारी बावत		बकाया				मौजाना हाल (2023-2024)	फाविल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष		
माल (नकदी)						0.62	
गुजारी (भावती)						0.16	
सेस						0.31	
सूद						0.31	
मुताफरकात						0.12	
मौजान अदायकारी						1.52	

(१) मौजान कुल (एकड़ों में) : One Rupees and Fifty Two Paise

(२) नाम देहिन्दा -

(३) कुल बकाया - 1.52

तारीख अमला तहसील कुनिन्दा : 24-06-2023

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रत्येक वेबल मार्ग की जानकारी के लिए है।

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

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।



47
 2/11/12
 Deed
 C.A. No. 10
 8000/-
 P. sec.

ACD 104.00
 N/G 580/-
 109/-

... अथवा जिसके २१ ६ अर्थात् तमः कोटेशनानुसार
 ... का अर्थ है कि ...
 ... का अर्थ है कि ...
 ... का अर्थ है कि ...
 ... का अर्थ है कि ...

अथवा पदाधिकारी
 3/11/12



Banshi
 3/11/12

उत्पत्तिका का नाम :- श्री कान्त प्रसाद सुपुत्र श्री सुधा प्रसाद जाति ललितेश्वर
 व्यवसाय वाणिज्य निवास स्थान नगर रांची उपर बाजार अडा
 लक्ष के पास थाना जिला रांची ।

उत्पत्तिका का नाम :- श्री मती शारदा कुशिका श्री पति श्री नान प्रकाश कुशिका
 जाति कुशल व्यवसाय धर गृहस्थि निवास स्थान नगर रांची थाना
 जिला रांची ।

उत्पत्तिका प्रकार :- विज्ञापन ।

मूल्य :- केवल ८०००) बाठ हजार रुपैया मूल्य ।

५ विवरण मूल्य :- क्वाजी ७ सप्त अडा ४ चार अडा १६ अडा का फीट मूल्य
 स्वतः अर्थात् तरीकाली कलकत्ता उत्पत्तिका का है जिस पर उत्पत्तिका
 का निर्विवाद और निर्विवाद फल अथवा है । उक्त मूल्य की स्थिति
 स्थान ग्राम नीलीर गोन्दा उप नाम महाद्व गोन्दा थाना जिला
 रांची थाना नं० १६१ खेट नं० १२, ताता नं० ३३२ वर्ष फीट नं० १०८३०

10/11/12
 10/11/12
 2-1-12



-2-

नाम सङ्ग हाई कोर्ट ०-३० ही.० मुनि अथवा फोटो नं० १८३० की
 कोर्ट ६ अथवा ६ अथवा ३४ वर्ग फीट को अथवा फोटो नं० १८३० की
 कोर्ट ० अथवा १० अथवा ३० वर्ग फीट

सम्पूर्ण कोर्ट ७ अथवा ४ अथवा १६ वर्ग फीट ।

यह सब फोटो नं० १८३० की कोर्ट २० अथवा ३० वर्ग फीट
 मुनि प्रस्तावित जीपन रोड के जो उद्योगारी वीर जी ज्ञान प्रकाश
 बुधिया जी के उद्योग बाबा मनन हेतु जीपन मुनि है । अब जी ज्ञान
 प्रकाश बुधिया तथा उद्योगारी महोदय का प्रस्तावित जीपन रोड
 रोडो उपरोक्त विद्यमान मुनि फलान नये के अनुसार के जो
 उद्योगारी के रंग कर तथा फलान रंग के रंग कर विद्यमान तथा के
 उद्योगारी के उद्योग निम्न प्रकार के विद्यमान फलान और सब रजिस्ट्री
 ऑफिस रजिस्ट्री है । उद्योगारी फोटो नं० १८३० का फलान सब फोटो नं० १८३० है

पश्चिम- फोटो नं० १८३६

पूर्व- महान श्री ज्ञान प्रकाश बुधिया

पश्चिम- अति रोड ।

इस मुनि और प्रस्तावित जीपन रोड जितना सब फोटो नं० १८३० की
 वीर १८३० की है विद्यमान द्वारा विद्यमान जारी १९२०-१९६६ ई० के
 जितनी पुस्तक संख्या १ मालूम १० पुस्तक संख्या २६२२६०-जितनी संख्या १८७६
 वर्ष १९६६ ई० रजिस्ट्री सब रजिस्ट्री ऑफिस के जो बुधिया प्रकाश
 बाबु से जारी किया है और सब कर के बाते है ।

संदर्भ

उपरोक्त नाम की मुनि उद्योगारी की है जिन पर उद्योगारी सब कर
 है । मुनि उद्योगारी के रहने के कारण के दूर पर के दूर रहने के कारण

Handwritten notes and signatures on the right side of the page, including names like 'B. S. ...' and 'M. S. ...'.



-३-

वहाँ मकान बना कर बस करने की इच्छा नहीं है विद्युत कर देना
 व कर संकाय लेखकारी नहीपया से प्रेस ८०००) वाट इमार
 इमाम नाम मूल्य जो संकायानुसार उचित पधेष्ट और मध्याह्न मूल्य
 है लेख उपर लिखे नाम की. मूल्य विभागा सब फोटो नो १८३० की
 और १८३० ही है लेखकारी नहीपया के साथ स्वतन्त्रता कर
 दिया और उनको उक्त मूल्य पर अपने स्थान में दखलदार कर दिया
 लेखकारी नहीपया और उनके उत्तराधिकारी. स्थानामन् इन मूल्य
 और प्र तावित बीमन पेजेज पर लेखकारी के स्थान में दखलदार
 जोकर और रक्ष कर इस मूल्य पर अपनी इच्छा अनुसार फलन कटौलिका
 मूल निमापन करावे वाटिका लगाने और फलन इत्यादि में स्वयं अपने
 बस करें अथवा जिम्मा पर लगाने किसी अपनी इच्छा अनुसार जो
 विद्युत पत्र दान पत्र मकसुल इत्यादि करें । आज के दिन से इस मूल्य
 में लेखकारी और लेखकारी के उत्तराधिकारी. स्थानामनों का कोई
 अधिकार किसी स्वत्व कुछ भी होगा नहीं रहा और न रहेगा ।
 जिस प्रकार का स्वत्व और अधिकार इस मूल्य पर लेखकारी का
 है अथवा या किसी कोता से सब स्वत्व और अधिकार का का इस
 लेखकारी से विद्युत होकर उपरोक्त लेखकारी नहीपया और उनके
 उत्तराधिकारी को प्राप्त हुआ और प्राप्त होगा । अब लेखकारी
 नहीपया इस मूल्य के लिये स्टेट से और रक्षिी नगर पालिका से
 अपना नाम लेखकारी के नाम के स्थान में नाम लिख भाला ठेके
 और इमरवदी पालगुजारी और नगर पालिका टेंस अपने नाम से
 देकर होना चाहें से रक्षिी नगर अपने नाम से ले लिया है ।
 लेखकारी ने लेखकारी नहीपया को यह भी विज्ञापन लिखा
 है और ज्ञान कराया है कि इस मूल्य पर बाब सब किसी प्रकार
 का कृपा भार वा इतने पछे का विद्युत दिया हुआ लेखकारी का

Handwritten signature

नहीं है यदि धारा प्रमाणित हो तो उसका देनदार और उत्तरदायी लेख्यकारी है वो लोगो वो हैं। लेख्यकारी के स्वत्व में भी किसी प्रकार का बोधा कम्पा हुटी नहीं है स्वत्व बोधा के कारण यदि इस निग्रम पत्र में कुछ भी करावी पहुँचे तो वैसे हालत में लेख्यकारी देनदार सम्पूर्ण मूल्य का रकबा और हजि तबई के है वो लोगो वो हैं।
 वतः थोड़े से उब्दों में निग्रम पत्र लिख किया के प्रमाण रहे।
 आज तारीख ३ -११-१९७२। स्थान राँची। ३-१-१९७२।

Prasanna

तोन आवरी प्रस्ता हखी।

लेख्यकारी सुरक्षात खेत नहीं है किसी करने का पूर्ण अधिकार है।

टंकक

Prasanna

मन्त प्रसाद

तिथि

३-१-१९७२।

BIHAR

30RS.



VILLAGE MISIRGONDA ALIAS PAHARGONDA N:19 THANA BALDISTRICT FANCHI

SCALE 40' 0" = 1" INCH

SOLD AREA SHOWN IN RED WASH, LAND PURCHASED BY SHARDA. BUDHIA

PORTION OF PLOT N: 1830 AREA B-K CH. 5 FT PROPOSED COMMON ROAD FOR

1830 D 0-0-10-30 SWIGMAN PRAKASH BUDHIA &

0-7-4-19 SHARDA SHARDA BUDHIA

ORIGINAL

PORTION OF PLOT N: 1830 A

97' 0" 100' 0"

1830 C

64' 0"

1830 B

56' 0" PLOT N: 1834

PROPOSED COMMON ROAD

PORTION OF PLOT N: 1830

PLOT N: 1831

Muzang Sohay Amte,

Ward, Near Sh. Bin Chant RANCHI



KANKA ROAD

रसोद मालगुजारी ।
 नाम लिखल । नाम मीजा मय घाना
 वो घाना नम्बर ।

बि० ग० प्रेस, गया ।
 परव रखती ।
 नाम रयत भय बलिदवत जमानदी
 वो सकुनत । तम्बर ।

001783

91
 77/78

अरानी कदी । अरानी भावली **देवी** तफतील हिसाब रगान भावली ।

6-89V

बेत का राजावा मांग नय तफतील (बकावा वो हाल) मौजूदा साल का ।

मांग बाबत ।	सालाना	बकाया				हाक
		तीन वर्ष से ज्यादा ।	३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।	
मालगुजारी (नकदी)	६२					६२
मालगुजारी (भावली)						
सेस						
*सूद						
मुदफरफत						
मीजान	६२					६२

तफतील अदायकारी ।

अदायकारी बाबत ।	तीन वर्ष से ज्यादा ।	बकाया				मीजानका हाल ।	फासिल
		३रा वर्ष ।	२रा वर्ष ।	१ला वर्ष ।			
मालगुजारी (नकदी)					६२		
मालगुजारी (भावली)							
सेस							
*सूद							
मुदफरफत							
मीजान अदायकारी					६२		

- (१) मीजान कुल (रफ्तों में) — ०.६२ ११/१८ १/१०
- (२) नाम देहिना —
- (३) कुल बकाया —

दस्तावेज वो तारीख जमाना परतील बुनिय्या ।

*घात मसाल का बकाया मालगुजारी पर (बिबाय देके बकायों पर बिन मालगुजारी के) सूद नहीं लिया जाय है ।

मालगुजारी का बकाया तफतील

Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सर्किल । नाम नौका मय

धाना जो धाना नम्बर

V

फारम नम्बरी / फारम रेपली Page No. : 138
 नाम रेपल मय धतिदधत जमानन्दी Vol. No. 10
 जो सकुनत नम्बर। Receipt No. : 0733349180

होहाल । मिसोरगोन्दा । 191 । श्री नीरज बुधिया		
खरा संख्या	खेसरा संख्या	रकबा (एकड़ में)
74	1831	9 कडा 0 छटाक 0 कर्पापिट

अराजी नकदी	अराजी भावली	तफसील हिस्साब तमन भावली
------------	-------------	-------------------------

जोत का सालाना मांग मय तफसील (बकया जो हाल) मौजूदा साल का।

मांग बावत	सातना	बकया				हाल (2023-2024)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष (2022-2023)	
मात	(नकदी)	2.00			2.00	2.00
गुजारी	(भावली)	0.50			0.50	0.50
संस	.....	1.00			1.00	1.00
सुद	.....	1.00			1.00	1.00
मृतफरकत	.....	0.40			0.40	0.40
मोजान		4.90			4.90	4.90

तफसील अदायकारी

अदायकारी बावत		बकया				मौतालका हाल (2023-2024)	फाजिल
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ रा वर्ष (2022-2023)		
मात	(नकदी)				2.00	2.00	
गुजारी	(भावली)				0.50	0.50	
संस	.....				1.00	1.00	
सुद	.....				1.00	1.00	
मृतफरकत	.....				0.40	0.40	
मोजान अदायकारी					4.90	4.90	

(१) मोजान कुल (तफसील में): **Nine Rupees and Eighty Paise**

(२) नाम देहिन्दा -

(३) कुल बकया- **9.80**

मारीख अमला तहसील कुनिन्दा : 24-06-2023

बात महाल का बकया मातगुजारी पर (बिबाध ऐसे बकया पर जिन पर कि सर्तिफिकेट जारी हो) सुद नहीं शेष 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 अचलधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

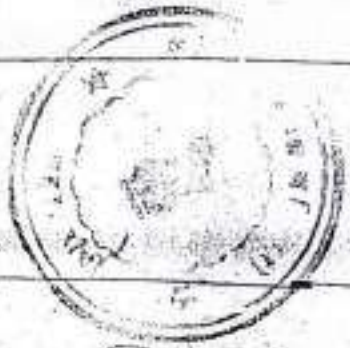
Print

RANCHI

COLLECTOR'S SLIP SHOWING **REMARKS IN PROPERTY OF YEASMER**
 Sub-District **SADAR** Circle / Area **SADAR**

STATES IN GOVERNMENT **SAHIB**
 Taluk Name **SADAR** Date **1**

1	2	3	4	5	6	7	8	9	10
Register Column Bur In Register	Village	Thana and Thana Member	Number Issued to which the mutation relate	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift, exchange succession or partition	Full details of encumbrances affected by mutation	Date of entry in the Halsa Register by the Khasra	Remarks	
5238R-27 08-09	भारखोला	191	97/X	CO RANCHI	21326 30.12.08	श्री निरज बुढिया S/o श्री जग प्रकाश बुढिया बाराक, कांक बेंक रौनी	जमीन का विक्रय खाना सं. एमएफ. 74 1831	रकबा खाना 09857 2.0000 2 फुसल क्षेत्र	



Form No.

Date

Forwarded to the Collector/Block De.

for information and necessary action

Circle Officer/Assistant

Circle Assistant/Assistant

[Handwritten signature]



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

July 7, 2023

भाग वर्तमान	10	पृष्ठ संख्या	138										
जिला का नाम	रोडी	अनुमंडल नाम	सदर										
मौजा का नाम	मिसीरगोन्दा	होखिंग संख्या	74										
अंचल का नाम	हेरत	हलका का नाम	हल्का-01										
तौजी संख्या	0	धाना नम्बर	191										
इस्टेट का नाम	खाला का प्रकार		झारखण्ड रेपती										
श्री नीरज बुधिया, पिता-स्व. ज्ञान प्रकाश बुधिया, जाति- ———													
खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										
74	1831	9 कठड उ. 0 वर्गफीट	दा. खा. वाद सं. 5238 R 27 / 2008-09										
	कुल परिमाण	9 कठड उ. 0 वर्गफीट											
तारीख	प्राप्ति घब संख्या	साल से	साल तक	सागना बकाया	लागत वातु साल	रोड सेस बकाया	रोड सेस वातु साल	शिक्षा सेस बकाया	शिक्षा सेस वातु साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस वातु साल	कृषि सेस बकाया	कृषि सेस वातु साल
16/09/2014	006383	2014	2015	0	2	0	0.5	0	1	0	1	0	0.4
08-12-2016	1471008729	2008-2009	2016-2017	16	2	4	0.5	8	1	8	1	3.2	0.4
08-24-2017	1503585742	2017-2018	2017-2018	0	2	0	0.5	0	1	0	1	0	0.4
06-21-2018	0361075127	2018-2019	2018-2019	0	2	0	0.5	0	1	0	1	0	0.4
04-04-2019	0176807065	2019-2020	2019-2020	0	2	0	0.5	0	1	0	1	0	0.4
2021-11-26 17:48:30	0633824193	2020-2021	2021-2022	2	2	0.5	0.5	1	1	1	1	0.4	0.4
06-24-2023	0733349180	2022-2023	2023-2024	2	2	0.5	0.5	1	1	1	1	0.4	0.4

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति
यह प्रत्येक केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लॉट का नामा देखने के लिए प्लॉट नंबर क्लिक करे

24499

21326



100

141

R 10

39/12/08

संबंधित नियम 21 के अंतर्गत जारी किया गया 0200 412379
जिसकी लागू 1948 की प्रा. 27
कानून की संख्या है. काशीपुर 22/12/08
1899 की प्रा. 10/12/08
के अंतर्गत प्रमाणित किया गया है.
विद्यमान या स्थान दु. जर्मिन गरी



KAUSHEENDRA KUMAR
ADVOCATE
CIVIL COURT, RANCHI

विशेष पदाधिकारी राजीव (जोरखण्ड)
3-12-08
A/H... 2640 2641 dt 30/12/08
... 2 ... 212
... 39768
dt 25/12/08
3-12-08

Mohan Lal Sharma
30/12/08

KAUSHEENDRA KUMAR
ADVOCATE
CIVIL COURT, RANCHI

THIS INDENTURE OF SALE is made on the ...30th...
DECEMBER
day of ... 2008.

BETWEEN

(1) Satyenarayan Sharma and (2) Mohan Lala Sharma both
sons of Late Ram Chandra Chotia, @ Ram Chandra
Sharma by Caste 'Marwar' Brahmin', by faith Hindu,
residents of Rajgum Compound, Ranchi, Police Station
Ketwali, District-Ranchi in the State of Jharkhand
(hereinafter called the VENDORS) of the one part.

Satyanarayan Sharma

Left Thumb
Ring
Middle
Index
Thumb

Handwritten signatures and names: Satyanarayan Sharma, Mohan Lal Sharma, etc.



: 2 :

02DD 412380

Neeraj Budhia S/o Sri Gyan Prakash Budhia, by
Caste 'Agrawal' by faith Hindu, by occupation business,
resident of Gyanodaya, Kanke Road, Ranchi, Police Station
Gonda, District-Ranchi in the State of Jharkhand
(hereinafter called the PURCHASER) of the Other Part.
PAN NO:- ABAPB 2646L.

The terms and expression VENDORS and
PURCHASER unless excluded by or repugnant to the
subject or context shall mean and include their respective
heirs, successors, assigns, legal representatives, executors
and administrators.

Mohan Chandra Singh
30/10/2018

Saty Narayan Sharma



02DD 41238J

: 3 :

WHEREAS land measuring 0.35 acres along with house and bari being Revisional Survey Plot No. 1831 of Khata No. 74 situated at Misirgonda alias Pahargonda, Police Station Ranchi (now gonda), Thana No. 191, District Ranchi have been recorded in the Revisional Survey Record of Right finally published on 24th of January, 1935 as Chhaparbandi in the names of Mathura Prasad Sahu son of Sukhdeo Sahu and Kauleshar Sahu son of Jagdeo Sahu having equal share and the aforementioned persons were in possession of the said property.

Mathura Prasad Sahu

Mathura Prasad Sahu

1000Rs



: 4 :

AND WHEREAS the said Mathura Prasad Sahu and Kauleshar Sahu on account of legal necessity sold 9 kathas of land being portion of Revisional Survey Plot No. 1831 of Khata No. 74 under Khewat No. 2/2 situated at village Misirogonda alias Pahargonda, Pargana Khukhra, Police Station Ranchi (now Gonda), Thana No. 191, District Ranchi to Smt. Rewti Devi wife of Sri Ram Chandra Chotia, mother of the VENDORS by virtue of registered deed of sale dated 19.4.1939 registered before the District Sub-Registrar, Ranchi and entered in Book No. 1, Volume No. 16 pages 260 to 262 being deed No. 1438 for the year 1939 for a valuable consideration and put her in possession of the same and she came into possession since the date of purchase.

Mathura Prasad Sahu

Satyajit Narayan Sharma



: 5 :

AND WHEREAS Smt. Rewti Devi after purchase constructed house and got well excavated and also erected septic tank over the aforementioned land purchased by her.

AND WHEREAS Smt. Rewti Devi got her name mutated in the Ranchi Municipality being holding No. 212 within Old Ward No. 1B/ now ward No. 2 and paid taxes upto the 1st quarter for the year 2008-2009 vide receipt no. 347686 dated 25.08.2008 in her name.

AND WHEREAS Smt. Rewti Devi remained in possession of the aforementioned property so long alive and after her death the VENDORS being her sons and legal heirs inherited the aforementioned property and came into possession of the same and are still continuing in possession thereof.

Mohendra Singh
01/11/2008

Sudha Narayan Chandra



झारखण्ड JHARKHAND

2850260

: 6 :

AND WHEREAS the VENDORS have got their names mutated in the Serista of the State of Jharkhand vide order dated 13.05.2008 passed by the D.C.L.R., Sadar, Ranchi in Mutation Appeal No. 168 R15 of 2007-08 and have paid rent upto the year 2008-2009 Vide Receipt No. 2014426 dated 06.09.2008.

AND WHEREAS the VENDORS are fully seized and possessed of the aforementioned property.

Satyajit Narayan Sharma

Mohd. Akbar



झारखण्ड JHARKHAND

A 476366

: 7 :

AND WHEREAS the VENDORS being in need of money for legal necessity intended to sell the aforementioned property i.e. 9 kathas of land along with old house and other structures, septic tank, well etc. standing on portion of Revisional Survey Plot No. 1831 of Khata No. 74 under Khewat No. 2/2 corresponding to Municipal holding No. 212 within Old Ward No. 1B and New Ward No. 2 of the Ranchi Municipality (now Ranchi Municipal corporation) situated at Misirgonda alias Pahargonda, Kanke Road, Ranchi, Police Station Ranchi (now Gonda), Thana No. 191, District-Ranchi in the State of Jharkhand

Mohan Lal Sharma
20/1/20

Satyajit Narayan Sharma

more fully described in the schedule to this deed and delineated in red wash in the map attached for a consideration of Rs. 19,40,000/- (Rupees Nineteen lacs forty thousand) only and the PURCHASER agreed to purchase the same at the said Price which is fair and reasonable according to the price prevalent in the market.

AND WHEREAS the VENDORS had entered into a DEVELOPMENT AGREEMENT on 15th of May, 2006 in favour of Tulip Home, a Proprietorship Firm through its Proprietor Manoj Kumar having its office at C-3, Ajmeri Tower, Tiwary Tank Road, Off Main Road, Ranchi for development of the aforementioned land and for construction of multi storeyed apartment after getting the plan sanctioned by the Ranchi Regional Development Authority.

AND WHEREAS the said Tulip Home through its Proprietor Sri Manoj Kumar surrendered the said development agreement and cancelled the same on 14.12.2007.

Manoj Kumar
Proprietor Tulip Home
14/12/2007

Sd/- Siddhi Narayan Sharma

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforementioned agreement and in consideration of payment of Rs. 19,40,000/- (Rupees Nineteen lacs forty thousand) only by the PURCHASER to the VENDORS as per memo of consideration (the receipt whereof the VENDORS do hereby admit and acknowledge and from the same and every part thereof acquit, absolve and discharge the PURCHASER and the properties for ever) the VENDORS do hereby grant, convey, assign, sell and transfer absolutely and for ever to and unto the PURCHASER all that piece and parcel of land measuring 9 Kathas along with old house and other structures, septic tank, well etc. standing on portion of Revisional Survey Plot No. 1831 of Khata No. 74 under Kheat No. 2/2 corresponding to Municipal holding no. 212 within old Ward No. 1B and new Ward No. 2 of the Ranchi Municipality (now Ranchi Municipal Corporation) situated at Misirgonda alias Pahargonda, Kanke Road, Ranchi, Pargana Khukhra, Police Station Ranchi (now Gonda),

Mohan Lal Sharma
30/12/2018

Satyajit Nayak Sharma

Thana No. 191, District-Ranchi having Chhaparbandi right more fully described in the schedule to this deed and delineated in red wash in the map attached forming part of this deed TOGETHER WITH all rights of easement, path, path/ways, right, light, liberties, privileges, appendages and appurtenances whatsoever and the reversion or reversions, remainder or remainders, rent, issues and profits thereof and all the right, title, interest, claim and demand of the VENDORS to, into and upon the property hereby granted, conveyed, assigned, sold and transferred absolutely and for ever To HAVE AND TO HOLD the same as absolute owner thereof. The VENDORS covenant with the PURCHASER that the property hereby granted, conveyed, assigned, sold and transferred absolutely for ever is free from all encumbrances, trust, liens, lis-pendens, tenancy, attachment and execution whatsoever and the VENDORS have indefeasible title and exclusive right to grant, convey, assign, sell and transfer absolutely and for ever the property hereby granted, conveyed, assigned, sold

Mohar Lal Sharma
20/11/20

Satyajit Nayak Sharma

and transferred absolutely and for ever and the VENDORS have not entered into agreement for sale of the said property in favour of any other person. The VENDORS also covenant with the PURCHASER that the VENDORS have not taken loan from any Bank, Financial corporation or any other agency or person by mortgaging and encumbering the property hereby sold to the PURCHASER. Now the PURCHASER who has been put in possession shall continue to remain in possession and shall be entitled to demolish the house and other structures, construct new building and structures, install plant and machinery, get well or wells excavated, plant trees and garden and use the land in any manner he likes without any let, hindrance, interruption, claim or demand by or from the VENDORS or any person claiming through or under them. The VENDORS also covenant with the PURCHASER that the PURCHASER shall be entitled to realise rent from the tenants in occupation of different houses standing over portion of the land hereby sold including arrears of rent and shall also be entitled to evict the tenants. The VENDORS further covenant with the PURCHASER that the

Mohy Col...

Salim Narayan Sharma

VENDORS shall indemnify the PURCHASER against all losses, damage, claim, demand and liability whatsoever, if any, which the PURCHASER may sustain, pay or incur or be put to by reason of any defect in the title of the VENDORS or any person claiming through or under the VENDORS either in equity or in law or in case any encumbrance is discovered. Now the PURCHASER shall be entitled to get his name mutated in the Scruta of the State of Jharkhand through Circle Officer, Town Anchal, Ranchi as well as in the Ranchi Municipal Corporation or wherever necessary and shall pay rent and taxes in his name, PROVIDED ALWAYS the VENDORS shall at all reasonable times on the request and at the cost of the PURCHASER do or execute or cause to be done and executed all such further acts, deeds, assurances, matters and things which may be reasonably required for putting the PURCHASER in possession and assuring the title of the PURCHASER according to the true meaning and intent of these presents. The property hereby sold does not belong to the Union of

Mohan Chandra Sharma

Saty Narayan Sharma

India, State of Jharkhand and the same has not been acquired under the Land Acquisition Act, Defence of India or Defence of India Rules and the same is not forest land and the same does not belong to Bharat Coking Coal Limited, Central Coalfields Limited, Heavy Engineering Corporation Limited and the same does not belong to temple, mosque, church, gurudwara, grave yard and the same is not Masna and Hargari land and the same does not belong to any member of Scheduled Tribe.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring 9 kathas along with old dilapidated house and other structures, septic tank, well etc. standing on portion of Revisional Survey Plot No. 1831 of Khata No. 74 under Khewat No. 2/2 corresponding to Municipal holding No. 212 within old Ward No. 1B and new Ward No. 2 of the Ranchi Municipality (now Ranchi Municipal Corporation) situated at Misirgonda alias Pahargonda, Kanke Road, Ranchi,

Bharat Coking Coal

Satyajit Narayan Shrivastava

Police Station Ranchi (now Gonda), Thana No. 191, Pargana Khukhra, District Ranchi having chhaparbandi right measuring 40 ft. in breadth from north to south on the eastern side, 40 ft. in breadth from north to south on the western side, 167 ft. from east to west on the northern side lying within District Registration and the District Sub Registration Office Ranchi and 157 ft. from east to west on the southern side and delineated in red wash in the map attached forming part of this deed and bounded and butted as follows :-

North	:	Residential building of Gyan Prakash Budhia and Sharda Budhia.
South	:	Property of Sri Ram Govind Sahu.
East	:	Property of Smt. Ashu Poddar.
West	:	Kanke Road.
Right	:	Chapparbandi

M. P. S. Chatterjee

Satyajit Narayan Sharma

: 15 :

DETAILS OF CONSTRUCTION

1. Plinth area of constructed portion:- 500 sq.ft.
2. Year of construction : 1944.
3. Whether pucca or kutcha construction : Pucca
4. Number of storey : Only Ground Floor
5. Whether let out to tenants :-
6. Value of land :- 16,65,000/-
7. Value of building :- 2,75,000/-
19,40,000/-

MEMO OF CONSIDERATION

1. Paid by Sharda Budhia mother of the Purchaser to the Vendor No.-1 through Account Payee Cheque No.- 036414 dated 14.12.07 on Union Bank of India, Kutchery Road, Main Branch, Ranchi Rs. 5,00,000/- (Rupees Five Lac) only.
2. Paid by Sharda Budhia mother of the Purchaser to the Vendor No.2 through Account Payee Cheque No.- 036415 dated 14.12.2007 on Union Bank of India, Kutchery Road, Main Branch, Ranchi Rs. 5,00,000/- (Rupees Five lacs) only.

Handwritten signature and text on the right margin, including the name 'Sabyasachi Narayan Sharmar'.

Handwritten signature and text on the right margin, including the name 'Sabyasachi Narayan Sharmar'.

3. Paid cash by the Purchaser to the Vendor No.-1 Rs. 4,70,000/- (Rupees Four Lac Seventy thousand only) before the District Sub-Registrar, Registry Office, Ranchi.
4. Paid Cash by the Purchaser to the Vendor No. 2 Rs. 4,70,000/- (Rupees Four lacs Seventy thousand) only before the District Sub-Registrar, Registry Office, Ranchi.

Total amount inclusive of cheques and Cash paid Rs. 19,40,000/- (Rupees Nineteen lac forty thousand) only.

W. N. Narayan Bhatnagar

W. N. Narayan Bhatnagar

IN WITNESS WHEREOF the VENDORS have put their respective hands on the date, month and year above written after fully understanding the contents of this deed.

Witness :

✓ 1. सत्य नारायण शर्मा
प्लॉट नं. 137, मीन रिड
कि-4 30/12/08

✓ 1.
(Signature of Vendor No. 1)

Saty Narayan Sharma
Mohan Lal Sharma
30/12/2008

✓ 2. Manoj Sharma
70, Raj Gury Compound
Lake Road Ameli
30/12/08

2.
(Signature of Vendor No. 2)

Draft by K. K. 30.12.08

KAUSHLENDRA KUMAR
ADVOCATE
CIVIL COURT, PANCHI



निबंधन विभाग, झारखंड
रांची

जांच पचा-सह घोषणा पत्र (नियम 114)

Token No: 100 *42012*

Token Date/Time: 30/12/2008 16:04:31

Document Type	Sale Deed	Presenter	Mohan Lal Sharma
Presenter Name & Address	Rajguru Compound Kotwali Ranchi		
Date of Entry	30/12/2008	DOE	Total Pages: 42
Document Value	1940000	Stamp Value	77600
Special Type		Serial No.	Book: 1
Remarks / Other Details			CHO/PNO

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
RANCHI	191	2	Misir Gonda Kanke Road	74	1831	RSP	212	S_ROAD	9 Katha

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
Building & House Master	191		Misir Gonda, Kanke Rd.	Ranchi	500	550 Sq. Ft.	275000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Satyanarayan Sharma	Late Ram Chandra Cholia@Ram Chandra Sharma	Business	Other	Form 60	rajguru compound kotwali ranchi
2	VENDOR	Mohan Lala Sharma	Late Ram Chandra Cholia@Ram Chandra Sharma	Business	Other	Form 60	Rajguru Compound Kotwali Ranchi
3	VENDEE	Nooraj Budha	Gyan Prakash Budhia	Business	Other	Abapb28481	gyanodaya kanke road ranchi
4	Identifer	Sanjay Kumar Jaiswal	Brijnandan Prasad Jaiswal	Business	Other		kanke road ranchi

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	19,400.00
4	SP	630.00
Total		20,033.44

Mohan Lal Sharma

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इष्ट फार्म के अनुरूप में की गई हैं।

प्रस्तुतकर्ता का हस्ताक्षर

मोहन लाल शर्मा का हस्ताक्षर *नारायण अमो*

30/12/08

उपर्युक्त स्वीकार किया जिसकी पहचान निवासी

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

संजय कुमार जैसवाल

ब्रिजानंदन प्रसाद जैसवाल

पेशा *जैसवाल* ने की।

Satyanarayan Sharma

30/12/08

निबंधन पदाधिकारी का हस्ताक्षर

Mohan Lal Sharma

Sanjay Kumar Jaiswal

PURCHASER'S PHOTO & SIGNATURE

I.



ATTESTED

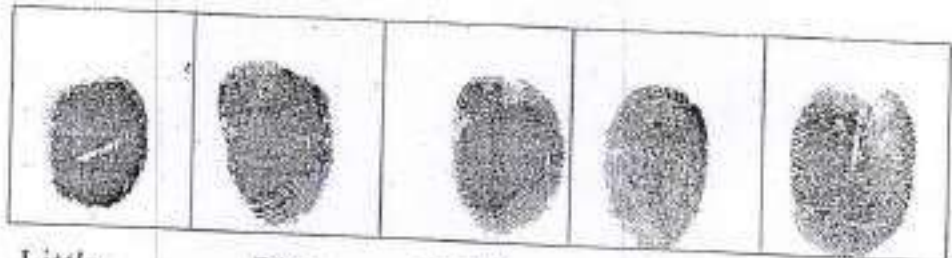
Neeraj Baidya

Neeraj Baidya
30/12/08

KAUSHLENDRA KUMAR
ADVOCATE
CIVIL COURT, RANCHI

Mohan Chandra Sharma

Saty Narayan Sharma
30.12.08



Little

Ring

Middle

Index

Thumb

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

Neeraj Baidya
30-12-08

KAUSHLENDRA KUMAR
ADVOCATE
CIVIL COURT, RANCHI



निबंधन विभाग, झारखंड
रांची

Token No.100 Token Date: 30/12/2008 16:04:31
Serial/Deed No./Year :24499/21326/2008
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Satyanarayan Sharma Father/Husband Name:Late Ram Chandra Chotia@Ram Chandra Sharma (VENDOR) rajguru compound kotwali ranchi		
2	Mohan Lala Sharma Father/Husband Name:Late Ram Chandra Chotia@Ram Chandra Sharma (VENDOR) Rajguru Compound Kotwali Ranchi		
3	Neeraj Budhia Father/Husband Name:Gyan Prakash Budhia (VENDEE) gyanodaya kanke road ranchi		
4	Sanjay Kumar Jaiswal Father/Husband Name:Brijnandan Prasad Jaiswal (Identifier) kanke road ranchi		

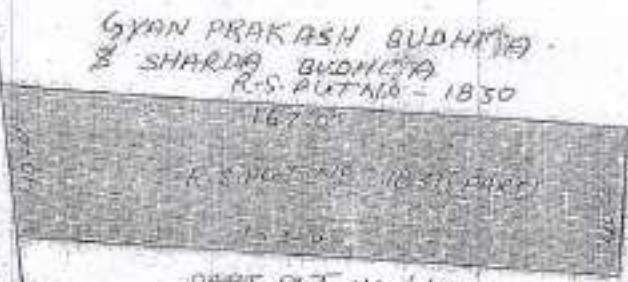
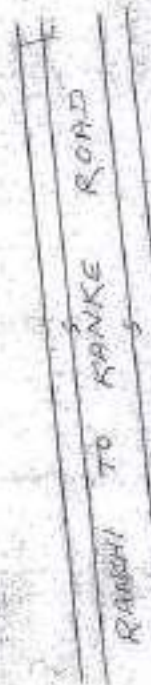
Book No. I
Volume 802
Page 511 To 552
Deed No 24499/21326
Year 2008
Date 30/12/2008 17:55:41

District Sub Registrar

Signature of Operator



VILLAGE - MISIR GONDA @ PAHAR GONDA
 THANA NO 191 THANA - GONDA
 DIST - RANCHI
 R.S. PLOT NO 1831 SUBPLOT NO 1831/PART
 AREA SHOWN IN RED WASH
 AREA
 K-CH
 9-0



GYAN PRAKASH BUDHIA
 & SHARDA BUDHIA
 R.S. PLOT NO - 1830
 167.00

R.S. PLOT NO - 1834
 ASHU PODDAR

PART PLOT NO - 1831
 RAM GOVIND SAHU

Mohar Col Shree
20/12/2008



Narayan Sharma

Handwritten mark or signature in the bottom left corner.

200/91
 200/91

32

Exhibit 12-134 By Item No. 16
 Date 11/17/77
 Collection Station Code—(Leave blank)
 Name of Village
 No. of Observations

Number of Observations
 Name of Locality
 No. of Observations

1	2	3	4	5	6	7	8				9				10	
							11	12	13	14	15	16	17	18		
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

Exhibit 12-134
 Prepared by

Sch XIV- F.No. 180v

रसीद मातगुजारी

नाम सर्विस। नाम मौज मय

धाना दो धाना नम्बर

V

फरद मलकी / फरद रैफती

Page No. : 4

नाम रेफत मय बतियतत जम्बन्दी

Vol. No. : 10

वे सकुनत नम्बर।

Receipt No. : 0288703031

हिसत। बिसेरगोन्दा। 19। आगु पेट्टार

खता संख्या	खेसरा संख्या	रकाबा (एकड़ में)
215	1534	0 एकड़ 33 डिसेमीत 0 डेक्टर

अराजी नकदी	अराजी भावती	हफसीत हिमख सवान भावती
------------	-------------	-----------------------

जोत का सासान मंग मय तफसील (बकाया वो हात) मौजूदा साल का।

मंग बाबत	सालाना	बकाया				हात (2021-2024)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 हा वर्ष	
मात (नकदी)	10.00					10.00
गुजारी (भावती)	2.50					2.50
संस	5.00					5.00
सुद	5.00					5.00
मुतफरकात	2.00					2.00
मौजान	24.50					24.50

हफसीत अदायकारी

अदायकारी बाबत	बकाया				मौततबा हात (2021-2024)	फाजित
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 हा वर्ष		
मात (नकदी)					10.00	
गुजारी (भावती)					2.50	
संस					5.00	
सुद					5.00	
मुतफरकात					2.00	
मौजान अदायकारी					24.50	

(1) मौजान कुल (सफरों में) : **Twenty Four Rupees and Fifty Paise**

(2) नाम देहिन्दा -

(3) कुल बकाया- **24.50**तारीख अमला तहसील कुनिन्दा : **24-06-2023**

शास महाल का बकाया मातगुजारी पर (सिवाय दोषे बकायो पर जिन पर कि सर्टीफिकेट जारी हो) सुद नहीं लिया जात है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्राची की जानकारी के लिए है।


किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अफसर/अधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

पिना

CORRECTION SLIP SHOWING MUTATION RESPECT OF TEANCIES ESTATES IN GOVERNMENT

District रांची Sub-Division कारखण्ड Circle / Anchal राहल अंचल Haika I
 Name of State सदर Taluzi Number

Sl. No.	Mutation column bar in Register 2y	Village	Thana and Thana Number	Number tanacy to which the mutation relate	Authority canctioning mutation with date of order	Whether mutation is due to sale gift, exchange sucession or pertion-	Full details of exchanges affected by mutation	Date of contrac-tion of the Haika Register by the Karmchari	Remarks
1	2	3	4	5	6	7	8	9	10
	3263 R27 / 07-08	भिसिलगौन्दा			अंचल अधिकारी राहल अंचल रांची	6383 18/4/07	आशु पांडा पति- श्री प्रमोद कुमार पांडा गाँव- शान प्रकाश बुधिया शानोदय गौन्दा टाउन कांक रोड थाना-गौन्दा रांची । स्वातन्त्र-लॉट नं० स्वच्छ लगान 215 1834 0.33 रु. 10 रु. अलग शेष		

Memo No.


Date

Forwarder to the KarmchkaIHNo

I

Rfor information and necessary

Circle Officer / Anchal
 Section Circle Anchal Adhikari


 अंचल अधिकारी
 राहल रांची



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 7, 2023

पंजी II प्रति

भाग वर्तमान	10	पृष्ठ संख्या	4
जिला का नाम	राँची	अनुमंडल नाम	सदर
मीजा का नाम	मिस्तीरगोन्दा	हॉलिंग संख्या	215
		अदल का नाम	तोजी संख्या
		हेडल	0
		हलका का नाम	थाना नम्बर
		हल्का-01	191
		इस्टेट का नाम	झारखण्ड
		खाता का प्रकार	रेपती
अधु पेट्टार, पति-प्रमोद कुमार पेट्टार, जति- ---			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
215	1834	0 ए 33 डि 0 हे	दा. खा. वाट सं. 3283 R 27 / 2007-08
	कुल परिमाण	0 ए 33 डि 0 हे	
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक
		सागत बकाया	सागत बावू सात
		रोड सेस बकाया	रोड सेस बावू सात
		शिक्षा सेस बकाया	शिक्षा सेस बावू सात
		स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बावू सात
		कृषि सेस बकाया	कृषि सेस बावू सात
14/03/2013	5112860	2012	2013
		0	10
		0	2.5
		0	5
		0	0
		5	0
		5	0
		0	2
08-13-2016	1471090513	2007-2008	2016-2017
		90	10
		22.5	2.5
		45	5
		45	5
		5	16
		2	2
08-24-2017	1503585113	2017-2018	2017-2018
		0	10
		0	2.5
		0	5
		0	0
		5	0
		5	0
		0	2
06-24-2018	0061011096	2018-2019	2018-2019
		0	10
		0	2.5
		0	5
		0	0
		5	0
		5	0
		0	2
04-29-2019	0173181737	2019-2020	2019-2020
		0	10
		0	2.5
		0	5
		0	0
		5	0
		5	0
		0	2
2021-11-28 14:22:11	0241342199	2020-2021	2021-2022
		10	10
		2.5	2.5
		5	5
		5	5
		2	2
		2	2
01-12-2023	0507663456	2022-2023	2022-2023
		0	10
		0	2.5
		0	5
		0	0
		5	0
		5	0
		0	2
06-24-2023	0288703031	2023-2024	2023-2024
		0	10
		0	2.5
		0	5
		0	0
		5	0
		5	0
		0	2

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति
यह प्रथम केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अस्पष्टियों के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे

7020

6383



100

02DD 405735



ATTESTED



दिनांक दिनांक 21 के अर्थिक तथा औद्योगिक
 कानून एक्ट 1908 के तहत
 अर्थिक कानून 1908 के तहत अर्थिक कानून
 1909 की अनुसूची 1 के तहत
 के अर्थिक कानून के तहत
 के विस्तार के तहत



Om Prakash Jain

18-04-07

Asst. Secy. to Govt.
 Archd.
 18-4-2007

THIS INDENTURE OF SALE is made on the 18th day of April, TWO THOUSAND SEVEN, A.D.

BETWEEN

242/53/1 22005 के तहत
 के तहत

OM PRAKASH JAIN, Son of Late Munshi Ram Jain, by faith Hindu, by Occupation Business, resident of Upper Bazar, Police Station Kotwali, District Ranchi, Indian Citizen (hereinafter called the "VENDOR") of the ONE PART.

18/4/07

Applicant 489490
 dt 18/4/07
 serial 2 folio No 21/183
 मकर 230607
 dt 23/11/06
 18/4/07

Contd....P/2

18/4/07
 के तहत
 के तहत
 के तहत
 के तहत
 18/4/07

Om Prakash Jain
 18/4/07



0200 405737

- 2 -

A N D

ASHU PODDAR, Wife of Sri Pramod Kumar Poddar, resident of 20, Dohsan Road, Flat No. 35A, Shree Niketan, District Howrah in the State of West Bengal, at present C/o Sri Gyan Prakash Budhia, Gyanodaya, Gonda Town, Kanke Road, District Ranchi, State Jharkhand, Indian Citizen (hereinafter called the "PURCHASER") of the OTHER PART.

The expression **VENDOR** and **PURCHASER** unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, assigns, legal representatives, executors and administrators.

WHEREAS Sri Surajmal Vyas, Son of Ram Pratap Vyas deceased acquired all the piece and parcel of land measuring 0.33 acres out of R.S. Plot No. 1834 marked as Sub-Plot No. 1834/A of Khata No. 215, Khewat No. 6 situated at Village Missirgonda alias Pahargonda, Pargana Khukhara, P.S. and District Ranchi by virtue of registered Deed of Sale dated 05.04.1942 entered in Book No. 1, Volume No. 15, Pages 500 to 503 being deed No. 2108 for the year 1942 for a valuable consideration and came into possession of the same.

Contd.P/3

*Over printed from
18/04/07*



02DD 405738

- 3 -

AND WHEREAS the said Surajmal Vyas sold the said properties to Arjun Agrawal, Son of Late Babu Harihar Das Agrawal, by faith Hindu, by Occupation Business, resident of Kanke Road, Ranchi, P.S. Bariatu, District Ranchi by virtue of a registered Deed of Sale dated 11.03.1948 entered in Book No. 1, Volume No. 18, Pages 420 to 422 being Deed No. 2172 for the year 1948 for a valuable consideration and put Sri Arjun Agrawal in possession of the same.

AND WHEREAS the said Arjun Agrawal sold the said properties to the VENDOR by virtue of a registered deed of sale dated 8th January 1988 entered in Book No. 1, Volume No.2, pages 193 to 202 being deed No. 252 in the year 1990 for a valuable consideration and put the VENDOR in possession of the same.

AND WHEREAS the VENDOR got his name mutated in the Office of the State of Bihar, now Jharkhand and is paying rent in his own name.

Contd.....P/4

Arjun Agrawal
18/01/07



02DD 405739

- 4 -

AND WHEREAS on becoming sole owner and possessor of said parcel of land measuring 0.33 acre having Holding No. 211/B¹, Ward No. 2 (new) of Ranchi Municipal Corporation. The house property including lands and structures is the subject matter of the present sale and has been hereinafter referred as the said property and has been fully and particularly described in the Schedule appended hereto below as part hereof and has been shown with measurements in the sketch map attached hereto as part hereof.

AND WHEREAS the said property being a residential Municipal Holding neither any permission need be taken from nor any notice need be given to the competent authority under the Urban Land (Ceiling & Regulation) Act 1976 for sale of the said property by the VENDOR or the PURCHASER.

AND WHEREAS the VENDOR being in urgent need of money for legal necessities requested the PURCHASER to purchase the aforementioned land more fully described in the schedule below and delineated in RED wash in the map attached for a consideration of Rs. 2,00,000/- (Rupees Two lac) only and the PURCHASER agreed to purchase the same at the said price which is fair and reasonable according to the price prevalent in the market considering the fact that there is no approach road to the said properties.

Contd....P/5

*Over printed Jan
18/10/18*



- 5 -

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of aforementioned agreement and in consideration of payment of Rs. 2,00,000.00 (Rupees Two lac) only by the PURCHASER to the VENDOR as per Memo of consideration (the receipt whereof the VENDOR doth hereby admit and acknowledge and from the same and every part thereof acquit, absolve and discharge the PURCHASER and the property for ever) TO AND UNTO the PURCHASER all the piece and parcel of land measuring 0.33 acre of R.S. Plot No. 1834/A of Khata No. 215 under Khewat No. 6, and the building situated at Missirgonda alias Pahargonda, Pargana Khukhara, P.S. Gonda having raiyati right more fully described in the Schedule below and delineated in RED WASH in the map attached together with all rights of easement, path, pathways, rights, light, liberties, privileges, appendages and appurtenances whatsoever and the reversion or reversions, remainder or remainders and rent, issues and profit thereof and all the right, title, claim and demand of the VENDOR TO, INTO and UPON the lands hereby granted, conveyed, assigned and sold and transferred absolutely and for ever TO HAVE AND TO HOLD the same as absolute owner thereof AND the Purchaser has been put in possession of the said property.

The VENDOR covenants with the PURCHASER that the properties hereby granted, conveyed, assigned, sold and transferred absolutely and for ever TO HAVE AND TO HOLD the same as absolute owner thereof.

Contd....P/6

Devi Prakash Jaiswal
18/10/81



- 6 -

The VENDOR covenants with the PURCHASER that the properties hereby granted, conveyed, assigned, sold and transferred absolutely and for ever are free from all encumbrances, liens, lispence, tenancy, attachment and execution whatsoever and that the VENDOR has indefeasible title and exclusive right to sell the same to the PURCHASER. Now the PURCHASER who has been put in possession shall continue to remain in possession and shall also be entitled to erect building and other structures, plant, trees or garden, get well or wells excavated and use the same in any manner she likes without any let, hindrance, interruption, claim or demand by and from the VENDOR or any person claiming through or under him.

The VENDOR also covenants with the PURCHASER that the VENDOR has not entered into any agreement for sale of the said property to any other person and has not dealt with the property in any other manner which may render the VENDOR incapable of executing this Deed of Sale in favour of the PURCHASER.

The VENDOR further covenants with the PRUCHASER that the VENDOR shall indemnify the PURCHASER against all losses, damages, claims, demands and liabilities whatsoever if any which the PURCHASER may sustain, pay or incur or be put to be reason of any defect in the title of the VENDOR or any person claiming through or under the VENDOR or in case any encumbrance is discovered.

Contd.....P/7

Qwpr...
18/10/81



- 7 -

The VENDOR also covenants which the PURCHASER that the PURCHASER shall be entitled to get her name mutated in the Office of the State of Jharkhand through Circle Officer, Town Anchal, Ranchi and the Ranchi Municipal Corporation or wherever necessary and shall pay rent and taxes in her own name. PROVIDED ALWAYS the VENDOR shall at all reasonable times on the request and at the cost of the PURCHASER do or execute or cause to be done and executed all such further acts, deeds, assurances, matters and things which may reasonably required for putting the PURCHASER in possession and assuring the title of the PURCHASER according to the true meaning and intent of these presents.

SCHEDULE ABOVE REFERRED TO

All the piece and parcel of Raiyati land measuring 0.33 acre more or less out of R.S. Plot No. 1834 marked as Sub-Plot No. 1834/A of Khata No. 215 under Khewat No. 6, situated at Missirgonda alias Pahargonda in the town of Ranchi, Pargana Khukhara, P.S. Gonda, Thana No. 191, District Ranchi, State of Jharkhand, Holding No. 211/B¹, Ward No. 2 (New) of Ranchi Municipal Corporation, Ranchi having Raiyati right lying within District Registration and the District Sub-Registration Office, Ranchi and delineated in RED wash in the map attached, bounded and butted as follows:-

NORTH : C.M.P.D.I.
 SOUTH : Plot No.1834.
 EAST : C.M.P.D.I.
 WEST : Kanke Road, Durga Puja Samiti, Gyan Prakash Budhia,
 Dudheswar Sahu, Smt. Rukmani Devi and Sri Govind Sahu.

Contd.....P/8

*Quoted in the map
 Co. (not 8)*



झारखण्ड JHARKHAND

099300

- 8 -

MEMO OF CONSIDERATION

Paid to the VENDOR by the PURCHASER Rs. 2,00,000.00 (Rupees Two lac) only in denomination of Rupees Five hundred Indian Currency Notes in presence of the Registrar.

DETAILS OF CONSTRUCTION ON SAID PROPERTY IS AS FOLLOWS:-

- | | |
|--|---------------------------|
| 1. Whether the building is Kutchra or pucca? | : Pucca |
| 2. If Pucca whether it is Khaparposh or concrete roof. | : Concrete roof |
| 3. Year of Construction | : 1958 |
| 4. Number of storeys | : Single. |
| 5. Plinth area of each storey of Building with area of each storey of floor. | : 901 Sq. ft. |
| 6. Brief description of nature of sanitary, electrical and other quality. | : Average |
| 7. Area where the building is constructed and use residential/commercial/industrial? | : Residential/Commercial |
| 8. If on rent, its annual rent | : N/A |
| 9. For purpose of stamp duty and Registration Valuation of houses and land:- | |
| Value of land | : Rs. 23,92,600.00 |
| Cost of construction | : Rs. 2,00,000.00 |
| Total | : <u>Rs. 25,92,600.00</u> |

Contd.....P/9

Signature
18/10/107



झारखण्ड JHARKHAND

236587

- 9 -

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedule is not the Government land, The same was 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 Adivasi Khata nor connected with any member of Scheduled Tribe and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also 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.

Contd.....P/10

Durg - vikram
18/04/07

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

236586

- 10 -

IN WITNESS WHEREOF the VENDOR has set and subscribed his hand to this Deed of Absolute Sale after fully understanding the same on the day, month and year written first above at Ranchi.

WITNESSES:-

1. श्रीमान् जगदीश कुमार,
१७/०४/०७

Prakash Jais
18/04/07

2. Neeraj Baidya,
18/04/07



Drafted by

Ashok Srivastava
Adv

VENDOR

Typed by

Dinesh Prasad
(Dinesh Prasad)

finger prints of left hand of the person whose photograph annexed here with have been taken in my presence

Ashok Srivastava
Adv



Ashu



ATTESTED

Ashu Poddar

PURCHASER

Wife



son



middle



*Ashok Srivastava
Adv &*



Hand



भारतीय गैर न्यायिक

दस
रुपये

₹.10



TEN
RUPEES

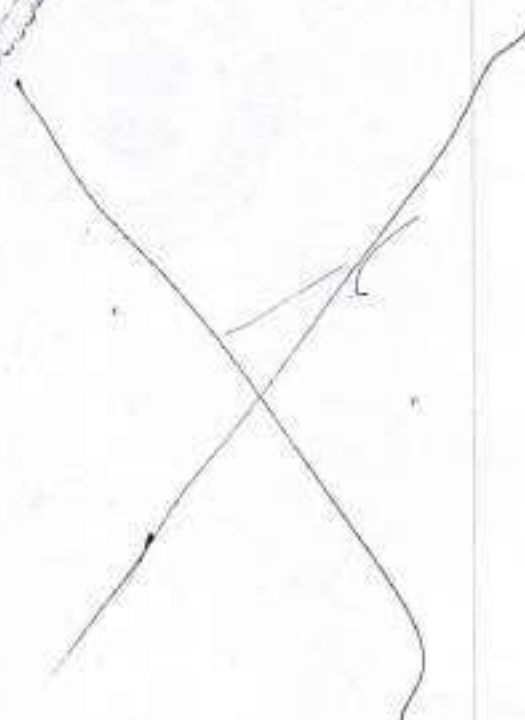
Rs.10

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

6 MAR 2007

01AA 539272





निबंधन विभाग, झारखण्ड
जिला निबंधन कार्यालय, राँची
जॉन पर्चा-सह-घोषणा-प्रपत्र (नियम 114)

107

दिनांक : 18/04/2007

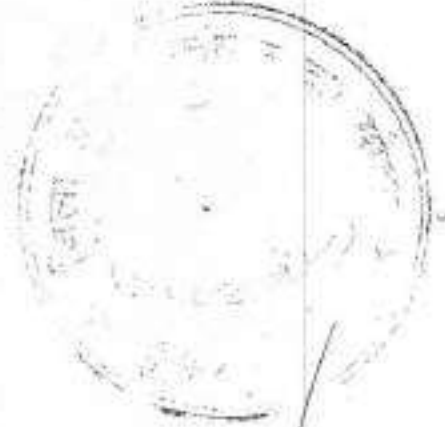
1. दस्तावेज का प्रकार : विक्रय पत्र
2. प्रस्तुतकर्ता: विक्रेता
3. प्रस्तुतकर्ता का नाम व पता : Omprakash Jain Upper Bazar, Kotwali, Ranchi
4. लिखने की तारीख : 18/04/2007
5. प्रस्तुत करने की तारीख : 18/04/2007
6. कुल पृष्ठ : 28
7. सम्पत्ति का मूल्य : 2,592,600 रुपये
8. मुद्रांक का मूल्य : 103,710 रुपये
9. सम्पत्ति का विवरण : अंचल घाना नं० मौजा/मोहल्ला
Ranchi 191 Misir Gonda Basti

Type of Construction Building/House Area/Sq. ft.=901 Rate/Sq. ft.=200

वार्ड नं०	छाता नं०	सेक्टिडन नं०	आर०एस० प्लॉट	एम०एस० प्लॉट	सब प्लॉट	क्षेत्रफल	स्थिति
2	215	211/B1	1834		1834/A	0/33/0 Kt/Clv/Sft	सहस्यक सड़क

10. पार्टी की विवरणी :

पार्टी का प्रकार	पार्टी का नाम	पिता/पति का नाम	जाति	घाना	ग्राम	जिला
निजेंता	Om Prakash Jain	Late Munshi Ram Jain	Other	Kotwali	Upper Bazar	Ranchi
प्रेता	Ashu Poddar	Pramod Kumar Poddar	Other	Gonda	Kanke Road	Ranchi



शुल्क का विवरण : अनुच्छेद -

A(1): 25,926.00 N(a): 252.00 LL: 2.50 P: 94 Total: 26,181.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

Omprakash Jain
18/04/07
18/04/07
प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इनपुट फॉर्म के अनुरूप डाटा इंटी को गाँव है।

मो. रा. ख. को. रा. अ. रा.

Counter 05
डाटा इंटी ऑपरेटर का हस्ताक्षर



उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे सा
स्वीकार किया जिसकी पहचान *Omprakash Jain* पिता *Omprakash Jain*
निवासी *Omprakash Jain* पेशा *Omprakash Jain* ने की।
Omprakash Jain
18/04/07



Omprakash Jain
निबंधन पदाधिकारी का हस्ताक्षर

निबंधन विभाग, झारखंड
राँची (झारखण्ड)

Date: 18-04-2007

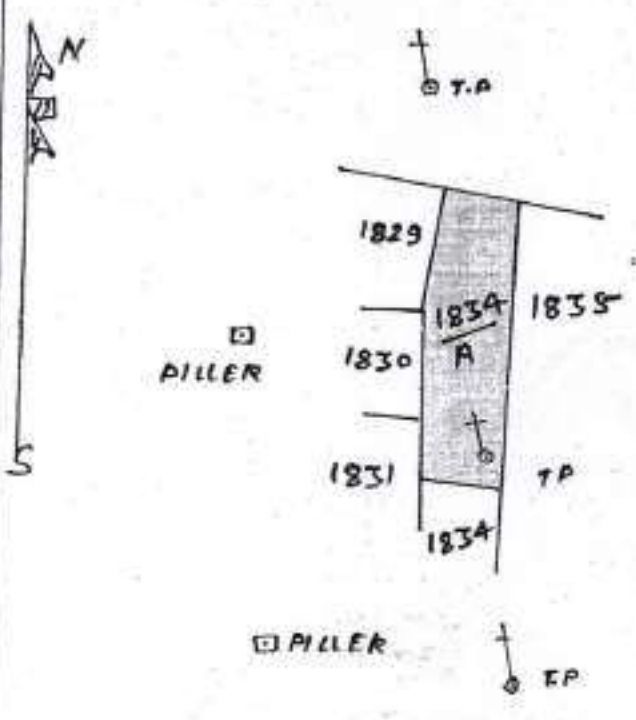
Token No.:100
Serial No./Deed No./Year : 7020/6383/2007
Document Type : SALE

Role	Name & Address	Father/Husband Name	Occupation	Photograph	Thumb
Identifier	Gyan Prakash Budhia Vill. - Gonda Tawon Dist. - Ranchi State - Jharkhand	Late.ganga Prakash Budhia	Busenees		

Vendor	Om Prakash Jain Vill. - Upper Bazar Dist. - Ranchi State - Jharkhand	Late Munshi Ram Jain निबंधित	Business		
--------	---	---------------------------------	----------	---	---

पुस्तक संख्या..... 1
जिल्ह संख्या..... 252
पृष्ठ संख्या..... 269से 296
दस्तावेज संख्या ..6383
वर्ष 2007
दिनांक 18-04-2007
जिला अवर निबंधक, राँची (झारखण्ड)
18/04

VILLAGE - MISIR GONDA. P.H. PAHAR GONDA. THANA - RANCHI. No. 191 DIST - RANCHI. R.S. PLOT No 1834 SUBPLOT No 1834/A AREA - 33 DECIMAL AREA. SHOWN IN RED WASH. SCALE 1" = 165 FT.



Surveyed by
18/04/07

Asst. Surveyor
Bhattacharya
17.4.07



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনুসন্ধান নং / Enrolment No. : 2010/33019/14744

To
Ashu Poddar
 শশু পদার
 W/O: Pramod Kumar Poddar
 SHREE NIKETAN FLAT 35A
 20, MOULANA ABUL KALAM AZAD ROAD
 HAORA,
 Haora (M Corp),
 Haora, Howrah
 West Bengal - 711101

20/02/2014

KL855402627FT
 85540262



আপনার আধার সংখ্যা / Your Aadhaar No. :
2632 0229 6615

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



শশু পদার
Ashu Poddar
 পিতা : গ্যান প্রকাশ বুদ্ধি
 Father : Gyan Prakash Budhi

স্বকীয়তা/DOB : ১৫/০৫/১৯৬৬
 লিঙ্গ / Female

2632 0229 6615



আধার - সাধারণ মানুষের অধিকার



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা সত্য করা হয়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ
 Unique Identification Authority of India

ঠিকানা : / প্রমোদ কুমার পদার
 শ্রীশ্রী নিকটান ফ্ল্যাট
 , শ্রীশ্রী নিকটান ফ্ল্যাট ৩৫এ
 ২০নং, মৌলানা আবুল কালাম আজাদ রোড
 হাওরা, হাওরা (এম.সি.কর্প), হাওরা
 হাওরা, পুর্বে, পশ্চিম বঙ্গ,

Address: W/O: Pramod
 Kumar Poddar, SHREE
 NIKETAN FLAT 35A, 20,
 MOULANA ABUL KALAM
 AZAD ROAD, HAORA,
 Haora (M Corp), Haora,
 Howrah, West Bengal,
 711101.

2632 0229 6615



1847
 1800 300 1347

help@uidai.gov.in

www.uidai.gov.in

Misirgonda alias Pahargonda.

नाममौजा मिसिरगोंदा उर्फ पहाड़गोंदा गे.सं. १०८५

JUNE 2000 191-52

नाम घाना रंघी

घाना नम्बर १८१

ज़िला राँची

खेत एक महल बराबर १८ अन्न
सब १८.११ - ११ अन्न

भीखान-१८



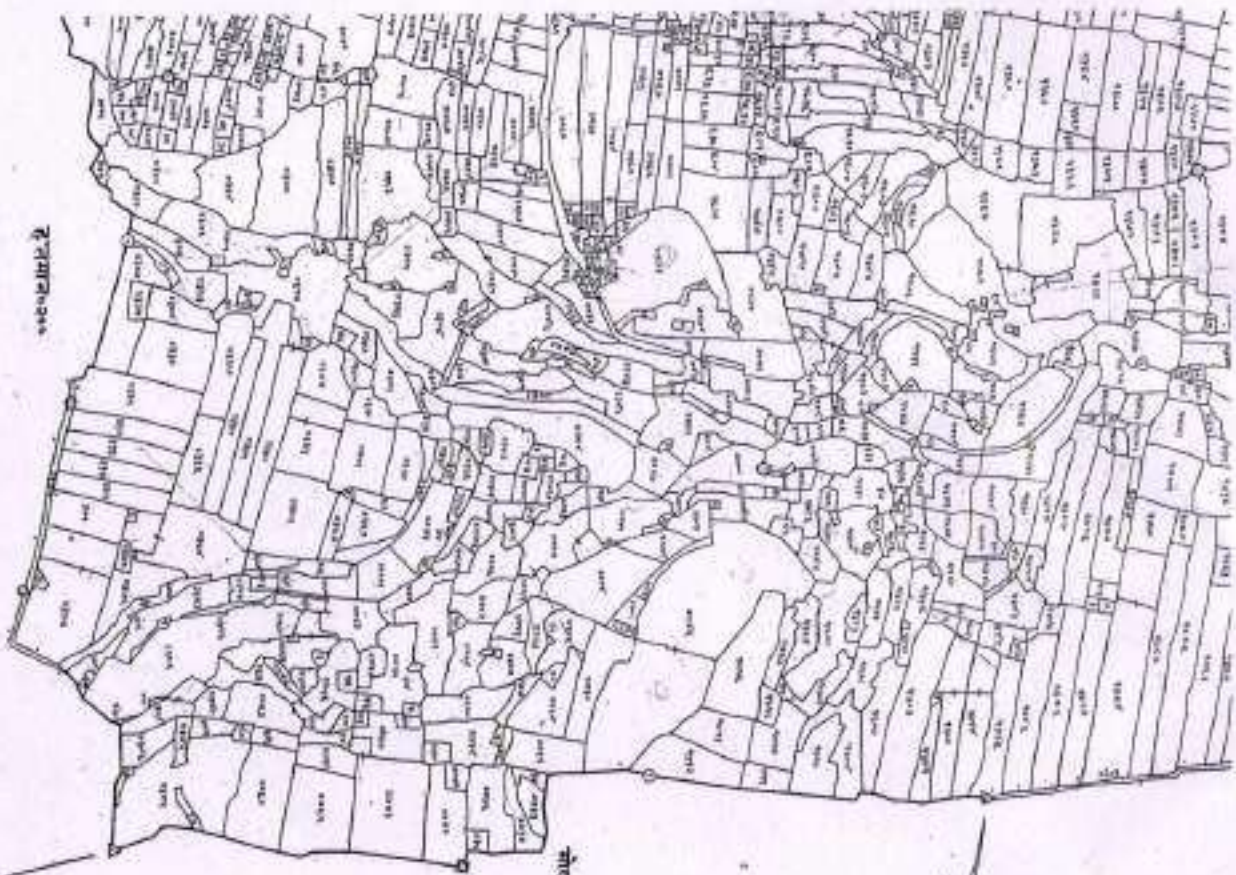
म.स.हरमौजा उर्फ पहाड़गोंदा-१०८५

ह.स.नाम-१०००

खेत १८ अन्न-१ महल



१०८५ १०८५



पञ्जाब

अनुसूची नं. १४३

१९३७-३८ का आँकड़ों के अनुसार पञ्जाब में जमीन का क्षेत्रफल

Made and published under the authority of Government.



+ + + + + + + + + +

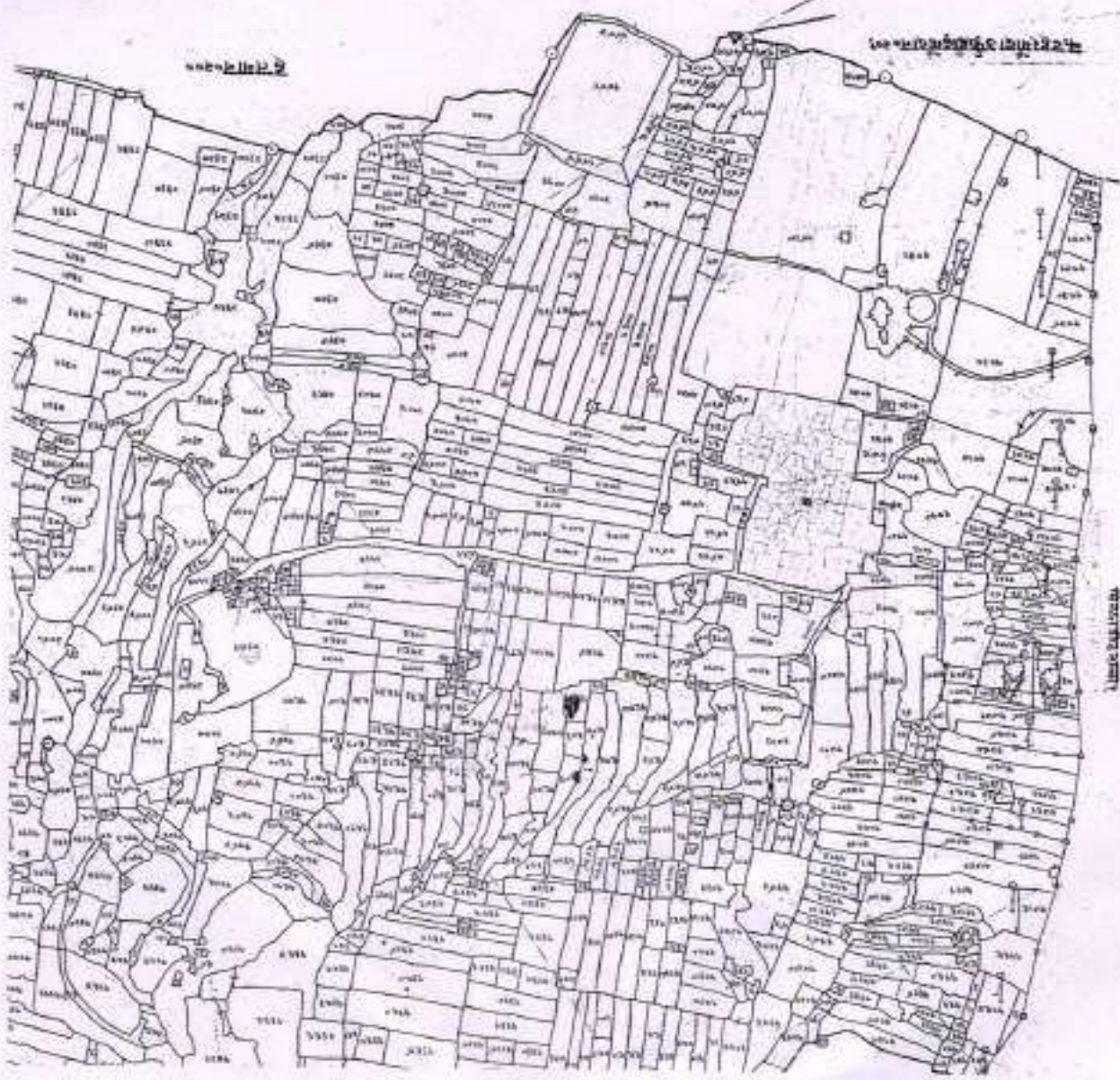
W. H. S. S.
 Superintendent of Surveys.



Boat 10 hooks - 1/10th



Boat 10 hooks - 1/10th



Boat 10 hooks - 1/10th

114070000191-2

भीठान-१८७



मोरहाबादी न०१४३



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
सामिलान मालिकान				कन्दइ माली, वल्द - छटु माली, , जाति- माली, निवासी- शाकीन राँची महला उपर बाजार						
जिला का राँची नाम		अचल का हेहल नाम		हलका का हल्का-01 नाम		मौजा का नाम		मिसीरगोन्दा खाता रैयती का प्रकार		
खेवट नम्बर 6		खाता नम्बर 215		धाना का राँची नाम		धाना नम्बर 191				
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
215	1834	हाता मिहटर वी.पी. शीमाना कटहर गोन्दा	टाइ दो ।	0 (एकड़) 69 (डिसमील) ()	तार खुटा/।		0	2	0	कायमी
खाता मे कुल प्लोट संख्या			1	खाता का कुल मिजान	0 (एकड़) 69 (डिसमील) ()	खाता का कुल	0 2 0			

यह एक कंप्यूटर जनित प्रति है

7/12/2023
4:26:22
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता										
मोहम्मद इब्रहिम		कौलेसी साहु, वल्द - जगदेवसाहु, वहिस्सा बराबर, जाति- तेली, निवासी- साकिन राँची महला उपर बाजार व मधुस प्रसाद साहु, वल्द - सुखदेव साहु, वहिस्सा बराबर, जाति- तेली, निवासी- साकिन राँची महला उपर बाजार										
जिला का नाम	राँची	अंचल का नाम	हेहल	हलका का नाम	हल्का-01	मौजा का नाम	मिसीरगोन्दा	खाता का प्रकार	रैयती			
खेवट नम्बर	2/2	खाता नम्बर	74	थाना का नाम	राँची	थाना नम्बर	191					
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त		
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रो (10)	आ (11)	पै (12)	(13)		
74	1831	परती कदोम नीज परती कदोम नीज	परती कदीम 1	0 (एकड़) 35 (डिसमील) ()	धर वधो 1- 14-0 एक रपया चौदह आना	बेलगान	0	0	0	मकान बाड़ी		
खाता मे कुल प्लोट संख्या		1		खाता का कुल मिजान	0 (एकड़) 35 (डिसमील) ()		खाता का कुल			0 0 0		

यह एक कंप्यूटर जनित प्रति है

7/12/2023
4:25:55
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है


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

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

क्र०सं.	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त -		
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	(ii) भू-स्वामित्व प्रमाण पत्र अथवा		
	(iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्राक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र में होने की स्थिति में)	✓	


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित



Pre Registration Docket

Date :- 12-07-2023 01:44 pm

Office Name :- SRO - Ranchi Urban3

Token No:- 202300089963

Appoinment :- 12-Jul-2023 Time:- 14:5

Article	Development Agreement
Pre Registration Date	08-Jul-2023
No. Of Pages	150
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 14,71,356.

Property Id: 1012964

Valuation No. : 1376817 / 2023	:- 2023-2024	Date : 12-july-2023 13:38:PM	
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda	Village/City : Misirgonda	
Misirgonda Word No 2 - Main Road	-		
Volume Number - 19			
Page Number - 55			
Holding Number - 0020009876003Z0			
Khata Number - 332			
Plot Number - 1830			
Property Rates			
Commercial Land (Y)			
₹785666/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	6 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6 x 785666=4713996	₹47,13,996/-
A	Total		₹47,13,996/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹47,14,000/-
Total Amount in Words : Forty Seven Lakhs Fourteen Thousands Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 1834, West: KANKE ROAD, South: OTHERS PLOT, North: TEMPLE
Area	Land area : 6.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	4713996
Transaction Amount	-

Property Id: **1012965**

Valuation No. : 1376821 / 2023	:- 2023-2024	Date : 12-july-2023 13:40:PM	
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda	Village/City : Misirgonda	
Misirgonda Word No 2 - Main Road	-		
Volume Number - 19			
Page Number - 10			
Holding Number - 0020009876003Z0			
Khata Number - 332			
Plot Number - 1830			
Property Rates			
Commercial Land (Y)			
₹785666/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	14.29 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14.29 x 785666=11227167.14	₹1,12,27,167/-
A	Total		₹1,12,27,167/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,12,27,200/-
Total Amount in Words : One Crore Twelve Lakhs Twenty Seven Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 1834, West: KANKE ROAD, South: OTHERS PLOT, North: TEMPLE
Area	Land area : 14.29 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	11227167.14
Transaction Amount	-

Property Id: 1012968

Valuation No. : 1376822 / 2023		:- 2023-2024	Date : 12-july-2023 13:41:PM
State : Jharkhand	District : Ranchi		Tahsil : Hehal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda		Village/City : Misirgonda
Misirgonda Word No 2 - Main Road		-	
Volume Number - 2			
Page Number - 22			
Holding Number - 002000987600320			
Khata Number - 332			
Plot Number - 1830			
Property Rates			
Commercial Land (Y)			
₹785666/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	12.02 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 12.02 x 785666=9443705.32	₹94,43,705/-
A	Total		₹94,43,705/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹94,43,800/-
Total Amount in Words : Ninety Four Lakhs Forty Three Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 1834, West: KANKE ROAD, South: OTHERS PLOT, North: TEMPLE
Area	Land area : 12.02 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	9443705.32
Transaction Amount	-

Property Id: 1012969

Valuation No. : 1376823 / 2023		:- 2023-2024	Date : 12-july-2023 13:42:PM
State : Jharkhand	District : Ranchi		Tahsil : Hehal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda		Village/City : Misirgonda

Misirgonda Word No 2 - Main Road		-	
Volume Number - 10			
Page Number - 138			
Holding Number - 002000987600320			
Khata Number - 74			
Plot Number - 1831			
Property Rates			
Commercial Land (Y)			
₹785666/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	14.87 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14.87 x 785666=11682853.42	₹1,16,82,853/-
A	Total		₹1,16,82,853/-
Note : Final Valuation Is Rounded to Next 100/-			
Total Valuation (A)			₹1,16,82,900/-
Total Amount in Words : One Crore Sixteen Lakhs Eighty Two Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 1834, West: KANKE ROAD, South: OTHERS PLOT, North: TEMPLE
Area	Land area : 14.87 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	11682853.42
Transaction Amount	-

Property Id: **1012970**

Valuation No. : 1376826 / 2023	:- 2023-2024	Date : 12-july-2023 13:43:PM
State : Jharkhand	District : Ranchi	Tahsil : Hehal
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda	Village/City : Misirgonda
Misirgonda Word No 2 - Other Road		-
Volume Number - 10		
Page Number - 4		
Holding Number - 002000987600320		
Khata Number - 215		
Plot Number - 1834		
Property Rates		

Commercial Land (Y)			
₹654722/- Decimal			
Valuation Rule : Commercial land			
Property Details			
1	Land area	33 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 33 x 654722=21605826	₹2,16,05,826/-
A	Total		₹2,16,05,826/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,16,05,900/-
Total Amount in Words : Two Crore Sixteen Lakhs Five Thousand Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: CMPDI, West: RAM MANDIR AND PART OF PLOT NO. 1830 AND 1831, South: OTHERS PLOT, North: CMPDI ROAD
Area	Land area : 33.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	21605826
Transaction Amount	-

CLAIMANT	-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ANY ONE OF ITS DIRECTOR PRATEEK MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Father/Husband Name KAMAL KUMAR MORE , PAN No.- , Permission Case No.- , Aadhaar No. *****0165
	-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ANY ONE OF ITS DIRECTOR PIYSUH MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Father/Husband Name KAMAL KUMAR MORE , PAN No.- , Permission Case No.- , Aadhaar No. *****8604
EXECUTANTS	-Mr. NEERAJ BUDHIA, Address - MISSIRGONDA GYANODAYA GONDA TOWN KANKE ROAD RANCHI- , Father/Husband Name LATE GYAN PRAKASH BUDHIA , PAN No.- , Permission Case No.- , Aadhaar No. *****2980
	-Mrs. SHARDA BUDHIA, Address - MISSIRGONDA GYANODAYA GONDA TOWN KANKE ROAD RANCHI- , Father/Husband Name LATE SATYA NARAYAN KHEMKA , PAN No.- , Permission Case No.- , Aadhaar No. *****9471
	-Mrs. ASHU PODDAR, Address - SHREE NIKETAN FLAT 35A, 20 MOULANA ABUL KALAM AZAD ROAD HOWRAH WEST BENGAL AT PRESENT RESIDING AT MISSIRGONDA GYANODAYA GONDA TOWN KANKE ROAD RANCHI- , Father/Husband Name LATE GYAN PRAKASH BUDHIA , PAN No.- , Permission Case No.- , Aadhaar No. *****6615

Witness Information	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI-, Father/Husband Name-GANESH AGARWAL
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Identifier Details	Mr. SUNIL GOYAL , Address - GOSHAI TOLI CHUTIA RANCHI-, Father/Husband Name-GANESH AGARWAL
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Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	4,500
Total		4,500

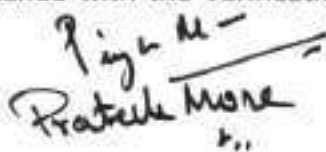
Fee Rule:Development Agreement		
1	A1	14,66,845
2	LL	8
3	PR	3
Total		14,66,856

All the entries made, have been verified by me and are found same as the entries of the document presented.

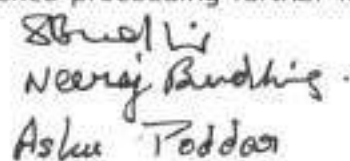
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant



Document Registration Summary 1

Date :-12-Jul-2023

- Government/Market Value: ₹58673800/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹100 /-

On Date 12-07-2023 Presented at SRO - Ranchi Urban3

Signature of Presenter

SRO - Ranchi Urban3

Receipt : 863811

Receipt Date : 12-07-2023

Presenter Name: -

PR	₹3
SP	₹4500
LL	₹8
A1	₹1466845
Stamp Duty	₹100

Total ₹1471456

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Paper Name	Reference No.	Payment Amount
Stamp Duty	100	100	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughAnyOneOfItsDirectorsPrivateMore	+ GRN Number : 2318188265 + DEPT Transaction Id : 7ed8bc5142f48e949e8 + Transaction Type :	100
PR	3	3	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughAnyOneOfItsDirectorsPrivateMoreAndPysudMore	+ GRN Number : 2318190645 + DEPT Transaction Id : 7ed8bc5142f48e949e8 + Transaction Type :	3
SP	4500	4500	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughAnyOneOfItsDirectorsPrivateMoreAndPysudMore	+ GRN Number : 2318192645 + DEPT Transaction Id : 7ed8bc5142f48e949e8 + Transaction Type :	4500
A1	1466845	1466845	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughAnyOneOfItsDirectorsPrivateMoreAndPysudMore	+ GRN Number : 2318192645 + DEPT Transaction Id : 7ed8bc5142f48e949e8 + Transaction Type :	1466845
LL	8	8	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroughAnyOneOfItsDirectorsPrivateMoreAndPysudMore	+ GRN Number : 2318192645 + DEPT Transaction Id : 7ed8bc5142f48e949e8 + Transaction Type :	8
Sub Total	1471360	1471456	96				

Article : Development Agreement Number of Pages : 300

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300089963

Deed Type	Development Agreement
Number of Pages	300
Fee Details	Stamp Duty :- Rs. 4, PR :- Rs. 3, SP :- Rs. 4500, A1 :- Rs. 1466845, LL :- Rs. 8.
Property No.	1
Valuation Details	Value :- Rs.4713996/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Main Road, Misirgonda Word No 2 Property Boundaries :- East: R.S. PLOT NO. 1834, West: KANKE ROAD, South: OTHERS PLOT, North: TEMPLE Volume Number - 19Page Number - 55Holding Number - 0020009876003Z0Khata Number - 332Plot Number - 1830 Area Of Land :- 6.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.11227167/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Main Road, Misirgonda Word No 2 Property Boundaries :- East: R.S. PLOT NO. 1834, West: KANKE ROAD, South: OTHERS PLOT, North: TEMPLE Volume Number - 19Page Number - 10Holding Number - 0020009876003Z0Khata Number - 332Plot Number - 1830 Area Of Land :- 14.29 Decimal
Property No.	3
Valuation Details	Value :- Rs.9443705/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Main Road, Misirgonda Word No 2 Property Boundaries :- East: R.S. PLOT NO. 1834, West: KANKE ROAD, South: OTHERS PLOT, North: TEMPLE Volume Number - 2Page Number - 22Holding Number - 0020009876003Z0Khata Number - 332Plot Number - 1830 Area Of Land :- 12.02 Decimal
Property No.	4
Valuation Details	Value :- Rs.11682653/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Main Road, Misirgonda Word No 2 Property Boundaries :- East: R.S. PLOT NO. 1834, West: KANKE ROAD, South: OTHERS PLOT, North: TEMPLE Volume Number - 10Page Number - 138Holding Number - 0020009876003Z0Khata Number - 74Plot Number - 1831 Area Of Land :- 14.87 Decimal
Property No.	5
Valuation Details	Value :- Rs.21605826/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Other Road, Misirgonda Word No 2 Property Boundaries :- East: CMPDI, West: RAM MANDIR AND PART OF PLOT NO. 1830 AND 1831, South: OTHERS PLOT, North: CMPDI ROAD Volume Number - 10Page Number - 4Holding Number - 0020009876003Z0Khata Number - 215Plot Number - 1834 Area Of Land :- 33.00 Decimal

Sh./Smt. SHARDA BUDHIA s/o/d/o/w/o LATE SATYA NARAYAN KHEMKA has presented the document for registration in this office







today dated :- 12-Jul-2023 Day :- Wednesday Time :- 15:08:27 PM



SHARDA

BUDHIA(Individual)

Party Name	Document Type	Document Number
SHARDA BUDHIA	PAN/UID	524658750471

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	NEERAJ BUDHIA Address1 - MISSIRGONDA GYANODAYA GONDA TOWN KANKE ROAD RANCHI, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	Yes	NEERAJ BUDHIA Address:- Gyanodaya , KANKE ROAD, GONDA TOWN, Misirgonda Alies Pahargonda , Ranchi, 834008 , Jharkhand, India		EXECUTANTS Age:54			<i>Neeraj Budhia</i> <i>Neeraj Budhia</i>
2	ASHU PODDAR Address1 - SHREE NIKETAN FLAT 35A, 20 MOULANA ABUL KALAM AZAD ROAD HOWRAH WEST BENGAL AT PRESENT RESIDING AT MISSIRGONDA GYANODAYA GONDA TOWN KANKE ROAD RANCHI, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	Yes	Ashu Poddar Address:- SHREE NIKETAN FLAT 35A, HAORA, 20, MOULANA ABUL KALAM AZAD ROAD, , Haora (M.Corp) , Howrah, 711101, , West Bengal, India		EXECUTANTS Age:56			<i>Ashu Poddar</i>
3	SHARDA BUDHIA Address1 - MISSIRGONDA GYANODAYA GONDA TOWN KANKE ROAD RANCHI, Address2 - . . . Jharkhand PAN No.: Permission Case No.-	Yes	Sharda Budhia Address:- MISSIR GONDA , GYANODAYA GONDA TOWN, KANKE ROAD, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:77			<i>Sharda Budhia</i>

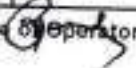
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ANY ONE OF ITS DIRECTOR PIYUSH MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Piyush More Address:- Satyanarayan Sitaram, Gandhi Chowk, Upper Bazar, Ranchi G.P.O., Ranchi, 834001,, Jharkhand, India		CLAIMANT Age:39			
5	PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THROUGH ANY ONE OF ITS DIRECTOR PRATEEK MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Prateek More Address:- Satyanarayan Sitaram, Gandhi chowk Upper Bazar, Ranchi G.P.O., Ranchi, 834001,, Jharkhand, India		CLAIMANT Age:36			


Identification:

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

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUNIL GOYAL Address1 - GOSHAI TOLI CHUTIA RANCHI, Address2 - Jharkhand			

Signature of Operator 


Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (SHARDA BUDHIA , NEERAJ BUDHIA , ASHU PODDAR), has/have admitted the execution before me. He/ She/ They has / have been identified by (SUNIL GOYAL) Son/Daughter/Wife of (GANESH AGARWAL) resident of (GOSHAI TOLI CHUTIA RANCHI) and by occupation (Business).




Signature of Registering Officer


Seal and Signature of Registering Officer

Date - 12-Jul-2023

Token No.: 202300089963

CERTIFICATE

Office of the SRO - Ranchi Urban3

This **Development Agreement** was presented before the registering officer on date **12-Jul-2023** by **SHARDA BUDHIA**, S/O, D/O, W/O **LATE SATYA NARAYAN KHEMKA** resident of MISSIRGONDA GYANODAYA GONDA TOWN KANKE ROAD RANCHI ..

This deed was registered as Document No:- **2023/RANU3/1875/BK1/1751** in Book No :- **BK1**, Volume No :- 214 from Page No :- 1 to 300 at, office of **SRO - Ranchi Urban3**

Date:- **12-Jul-2023**



Registering Officer