

1987

1774



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1b6b50fe8eda991fe27a

Receipt Date : 09-Mar-2021 04:56:52 pm

Receipt Amount : 2640000/-

Amount In Words : Twenty Six Lakhs Forty Thousands Rupees Only

Token Number : 20210000030933

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : SHREE RAM ENTERPRISES PRIVATE LIMITED Thro Its Director PARTH KEJRIWAL (Vendee)

GRN Number : 2104914588



Handwritten signature

For Office Use :-

4641 Apeel

For Ranchi Enterprises & Properties Ltd

Handwritten signature
Director
10/03/2021

10/03/2021

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

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



Government of Jharkhand

Receipt of Online Payment of Stamp Duty



For Ranchl Enterprises & Properties Ltd.

Y. G. K.
Director
10/02/2021

सम्पत्ति का मूल्य
₹ 60,00,000/-

खाता... 2.6, R.R. Area/सखे



मूल्य परमाणुपालन की पूर्ति होकर
कच्चा मकान का दर/वर्ग फीट में
पक्का मकान का दर/वर्ग फीट
प्लैट का दर/वर्ग फीट
224.139/-
12/3/21

गैर मजसूदा प्रविष्टित सूचि से
खाता..... 8... प्लॉट... 840
का मिलान किया दर्ज नहीं पाया

For Ranchi Enterprises & Properties Ltd.

Director
10/03/2021

SALE - DEED

THIS INDENTURE OF ABSOLUTE SALE DEED is made on this the 10th day of March in the year Two Thousand Twenty One (2021) of the Christian era at Ranchi;

BETWEEN

RANCHI ENTERPRISES AND PROPERTIES LIMITED previously known as **RANCHI ZEMINDARY LIMITED**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office situated at 9/1, R.N. Mukherjee Road, Kolkata - 700001, represented through its Director namely **Mr. YOGESH GOENKA**, son of Late Sri Om



Handwritten notes and signatures in the bottom left corner.

Prakash Goenka and grandson of Late Anandi Lal Goenka, by faith & religion Hindu, by caste Agarwal, by occupation Service, resident of F-10, First Floor, Kailash Colony, Police Station Greater Kailash - 1, New Delhi - 110048, District Delhi, State Delhi, Indian Nationality, vide resolution dated 12-10-2020; hereinafter for the sake of brevity called the "**VENDOR**" of the **FIRST PART**;

PAN No. AABCR4230P [Ranchi Enterprises And Properties Limited]

AADHAAR No. 9396 0613 3129 [Yogesh Goenka]

MOBILE No. 9831593000 [Yogesh Goenka]

AND

SHREE RAM ENTERPRISES PRIVATE LIMITED, a Private Limited Company incorporated under the provisions of the Companies Act' 1956, having its registered office situated at 11/2 GEL Church Complex, Main Road, Ranchi, represented through its Director **Mr. PARTH KEJRIWAL**, son of Sri Naresh Kumar Kejriwal and grandson of Late Mohan Lal Kejriwal, by faith & religion Hindu, by caste Marwari (Agrawal), by occupation Business, resident of Opposite Tata Saw Mills, Near Lalpur Chowk, H.B. Road, Police Station Lalpur, District Ranchi, State Jharkhand, an Indian Citizen; hereinafter for the sake of brevity called the "**PURCHASER**" of the **SECOND PART**.

PAN No. AAQCS9478R [Shree Ram Enterprises Private Limited]

AADHAAR No. 2457 9501 8728 [Parth Kejriwal]

MOBILE No. 7781049033 [Parth Kejriwal]

For Ranchi Enterprises & Properties Ltd.

Yogesh
Director
10/02/2021

AND

BIRLA INSTITUTE OF SCIENTIFIC RESEARCH, a society registered under the West Bengal Societies Registration Act, 1961 and having its registered office situated at 78, Syed Amir Ali Avenue, Kolkata - 700 019, West Bengal, represented through its authorised representative **Mr. YOGESH GOENKA**, son of Late Sri Om Prakash Goenka and grandson of Late Anandi Lal Goenka, by faith & religion Hindu, by caste Agarwal, by occupation Service, resident of F-10, First Floor, Kailash Colony, New Delhi - 110048, District Delhi, State Delhi, Indian Nationality, hereinafter for the sake of brevity called the "**CONFIRMING PARTY No. 1**" of the **THIRD PART**.

PAN No. AAATT3165H [Birla Institute of Scientific Research]

AADHAAR No. 9396 0613 3129 [Yogesh Goenka]

AND

M/s INARI INVESTMENT, a partnership firm having its head office situated at 4th Floor, 41 Crosswindz, Court Road, Police Station Kotwali, District Ranchi, represented through its Partners **(1) Mr. SAMIR LOHIA**, son of Sri Sushil Lohia and grandson of Late Sita Ram Lohia, by faith & religion Hindu, by cast Agarwal, by occupation Business, resident of 502, Ridhiman Apartment, Kanke Road, Basant Vihar, Police Station Gonda, District Ranchi in the State of Jharkhand, Indian Nationality, and **(2) Mr. BHANU PRAKASH JALAN**, son of Sri Gyan Prakash Jalan and grandson of Late Shankar Lal Jalan, by faith & religion Hindu, by cast Agarwal, by occupation Business, resident of 26, Ranglal Jalan Road, Baralal Street,

For Ranchi Enterprises & Properties Ltd.

Mohw
Director
10/07/2021

Near Seva Sadan Hospital, Upper Bazar, Police Station Kotwali, District Ranchi in the State of Jharkhand, Indian Nationality, hereinafter for the sake of brevity called the "**CONFIRMING PARTY No. 2**" of the **FOURTH PART**.

PAN No. AAIFI5108H [Inari Investment]

AADHAAR No. 9550 1023 9349 [Samir Lohia]

AADHAAR No. 3243 4722 5480 [Bhanu Prakash Jalan]

The terms and expressions of the "**VENDOR**", "**PURCHASER**", "**CONFIRMING PARTY No. 1**" and "**CONFIRMING PARTY No. 2**" shall unless expressly excluded by or repugnant to the subject or context of these present shall mean and include their respective heirs, executors, administrators, successor-in-interest, legal representatives and assigns.

WHEREAS, M/s Ranchi Zemindary Limited besides other places has acquired considerable area of lands by virtue of different registered deeds at Village Bariatu, Police Station Ranchi, Revenue Thana No. 193, District Ranchi, Village Tiril, Police Station Ranchi, Revenue Thana No. 195, District Ranchi, and Village Gari, Police Station Ranchi, Revenue Thana No. 194, District Ranchi. Village Bariatu, Village Tiril and Village Gari are situated adjacent to each other, therefore M/s Ranchi Zemindary Limited surrounded the plots of land acquired by it into one compact block and has erected pucca boundary wall. Name of M/s Ranchi Zemindary Limited has been changed to M/s Ranchi Enterprises And Properties Limited and fresh certificate of incorporation consequent on the change of the name has been issued by the office of the Registrar of Companies, West Bengal on 16th day of January 1963. Hence

For Ranchi Enterprises & Properties Ltd.


Director
10/03/2021

M/s Ranchi Enterprises And Properties Limited is dealing and managing the Properties acquired by M/s Ranchi Zemindary Limited;

AND WHEREAS, Revisional Survey Plot No. 840 Area 24.00 Acre appertaining to Revisional Survey Khata No. 8 of Village Bariatu, Police Station Ranchi, Thana No. 193, District Ranchi was recorded in Revisional Survey record of right as Bakast Malik under Khewat No. 4/3 which is Samilat Khewat of Khewat Nos. 4/1 and 4/2. By virtue of registered Chhapparbandi Settlement Deed dated 02.04.1940, entered in Book No. 1, Volume No. 15, Pages 292 to 301, being Deed No. 1594 executed by the Khewatdars of Khewat No. 4/3, M/s Ranchi Zemindary Limited acquired the aforesaid Revisional Survey Plot No. 840 measuring an Area 24.00 Acre land of Village Bariatu, Police Station Ranchi, Thana No. 193, District Ranchi and came in Khas and exclusive possession over the same and paid chhapparbandi rent to the Ex-Landlord of Village Bariatu, Ranchi and after vesting of intermediary interest name of M/s Ranchi Zemindary Limited was duly recorded/entered in the revenue record (In Register II, Volume No. 1 and Page No. 204) of the State Government kept and maintained at the office of the Circle Officer, Town Anchal, Ranchi now Baragan and regularly paid ground rent to the State Government under proper receipt. Out of the total area of aforesaid Revisional Survey Plot No. 840 an area of 02.82 Acre land has been sold, hence now the VENDOR M/s Ranchi Enterprises and Properties Limited is in possession of Revisional Survey Plot No. 840 measuring an Area 21.18 Acre and it is full seized and possessed with the same;

AND WHEREAS, on 26.11.2011, a Notification under Section 10 of the Bihar Land Reforms (Fixation of Ceiling Area and Acquisition of Surplus Land) Act, 1961, was published by the

For Ranchi Enterprises & Properties Ltd.


Director
15/02/2011

State of Jharkhand declaring 80.624 Acres as surplus land of the VENDOR at various places including the land situated at different parts of District Ranchi in the Land Ceiling Case No. 1 of 1981-82 which was pending against the VENDOR since 1981-82 before the Additional Collector at Lohardaga;

AND WHEREAS, the Additional Collector Lohardaga, in exercise of the powers vested upon him under the aforesaid Act of 1961, by his order dated 29-11-2011 passed in the aforesaid Land Ceiling Case No. 1 of 1981-82, annulled transfers made in favour of the beneficiaries in terms of the provisions of the said Act of 1961;

AND WHEREAS, the VENDOR thereafter filed a writ petition before the Hon'ble Jharkhand High Court at Ranchi challenging the aforesaid order dated 29-11-2011 passed by the Additional Collector, Lohardaga and prayed for quashing the said notification. The said writ petition was registered as W.P.(C) No. 1705 of 2012;

AND WHEREAS, the Hon'ble Justice Mr. Rajesh Shankar, of the Hon'ble Jharkhand High Court at Ranchi by term of his order dated 12-12-2018, passed in the aforesaid writ petition quashed the impugned Notification dated 26-11-2011 under Section 10 of the Bihar Land Reforms (Fixation of Ceiling Area and Acquisition of Surplus Land) Act, 1961 to the extent of 80.624 Acres of land situated at different parts of Ranchi District and consequently the order dated 29-11-2011 passed by the Additional Collector, Lohardaga too stood quashed;

AND WHEREAS, the aforesaid VENDOR has filed a Caveat on 09-10-2020 in the Hon'ble Jharkhand High Court at Ranchi for being heard the VENDOR inconnection with LPA No. 602

For Ranchi Enterprises & Properties Ltd.

[Signature]
Director
10/10/2021

of 2019 filed against the order dated 12-12-2018 passed in W.P. (C) No. 1705 of 2012 by Hon'ble Mr. Justice Rajesh Shanker of the Hon'ble Jharkhand High Court;

AND WHEREAS, the aforesaid VENDOR namely Ranchi Enterprises And Properties Limited got mutated its name in the office of the Ranchi Municipal Corporation, Ranchi, being old Municipal Holding No. 2157 under old ward No. VIII, corresponding to new Holding No. 0080002879000A4 within Ward No. 8 now present Ward No. 9 and is regularly paying holding Tax to the Ranchi Municipal Corporation Ranchi under proper receipt;

AND WHEREAS, the said CONFIRMING PARTY No. 1 is a Scientific Research Institute established with the object interalia to foster, promote and sustain the science and scientific research in all aspect of cultivation, and the VENDOR empowered the CONFIRMING PARTY No. 1 on 29-03-1976 to utilize the Schedule land alongwith others lands for non-profitable and non-commercial objects/purposes, but the CONFIRMING PARTY No. 1, was unable to effectively use the land for its object and purposes and also finding difficult to manage the property due to the multiple litigation as such the CONFIRMING PARTY No. 1 has relinquished its possession and all rights over the same in favour of the VENDOR;

AND WHEREAS, the Board of Directors of the VENDOR Company in its meeting dated 12-10-2020 has decided to sell the piece of land bearing Revisional Survey Plot Nos. 577, 578, 579, 580, 595, 596, 599, 601, 602, 708, 709, 710, 711, 712, 840, 846, 847 and 848 of Village Bariatu/Tiril/Gari, Police

For Ranchi Enterprises & Properties Ltd.

Y. Chowdhury
Director
10/02/2021

Station Ranchi Now Police Station Bariatu and Sadar, District Ranchi;

AND WHEREAS, the aforesaid VENDOR namely RANCHI ENTERPRISES AND PROPERTIES LIMITED through its Director namely Mr. YOGESH GOENKA, son of Late Sri Om Prakash Goenka, had sold and transferred the land measuring Area 0.25 Acres being the portion of the Revisional Survey Plot No. 847 under Khata No. 50, Area 0.12 Acres being the portion of the Revisional Survey Plot No. 848 under Khata No. 136, Area 0.02 Acres being the portion of the Revisional Survey Plot No. 846 under Khata No. 27, and Area 0.57 Acres being the portion of the Revisional Survey Plot No. 840 under Khata No. 8, all plots situated at Village Bariatu, Police Station Bariatu, Revenue Thana No. 193, District Ranchi in the State of Jharkhand. Area 0.48 Acres being the portion of the Revisional Survey Plot No. 601 under Khata No. 117, Area 0.25 Acres being the portion of the Revisional Survey Plot No. 595 under Khata No. 48, Area 0.09 Acres being the portion of the Revisional Survey Plot No. 596 under Khata No. 96, and Area 0.04 Acres being the portion of the Revisional Survey Plot No. 580 under Khata No. 96, all plots situated at Village Tiril, Police Station Sadar, Revenue Thana No. 195, District Ranchi in the State of Jharkhand. Area 0.13 Acres being the portion of the Revisional Survey Plot No. 708 under Khata No. 134, Area 0.07 Acres being the portion of the Revisional Survey Plot No. 711 under Khata No. 99, and Area 0.02 Acres being the portion of the Revisional Survey Plot No. 712 under Khata No. 98, all plots situated at Village Gari, Police Station Sadar, Revenue Thana No. 194, District Ranchi in the State of Jharkhand, being old Municipal holding No. 2157, under old Ward No. VIII corresponding to new Holding No. 0080002879000A4 within new Ward No. IX of the Ranchi Municipal Corporation, Ranchi, infavour of CONFIRMING

For Ranchi Enterprises & Properties Ltd.

Yogesh
Director
10/05/2021

PARTY No. 2 namely M/s INARI INVESTMENT, through its Partners (1) Mr. SAMIR LOHIA, son of Sri Sushil Lohia, and (2) Mr. BHANU PRAKASH JALAN, son of Sri Gyan Prakash Jalan, by virtue of registered indenture of absolute Sale Deed on 24th day of February 2021, vide Deed/Document No. 2021/RAN/1460/BK1/1298, which is entered in Book No. BK1, Volume No. 165, Pages 85 to 452 for the year 2021 at the office of the District Sub Registrar, Ranchi;

AND WHEREAS the approach road which is leading to the property more fully described in Schedule below is clear title of CONFIRMING PARTY No. 2, and to avoid future dispute and complication, the CONFIRMING PARTY No. 2 has consented to grant permanent heritable easementary right to the PURCHASER forever and as such they made a necessary party to this Sale Deed;

AND WHEREAS, as per the Board of the Directors Meetings, the VENDOR has offer to sell the piece of land which has been morefully and particularly described in the Schedule hereinbelow and PURCHASER after fully examining the right and having satisfied with title and possession of VENDOR over the piece of land described in the Schedule herein below accepted the offer of the VENDOR and has agreed to purchase the same on "**as is where it is basis**". After due and proper negotiation by and between the VENDOR and the PURCHASER price of the property described in schedule herein below has been settled at Rs. 6,60,00,000/- (Rupees Six Crore Sixty Lacs) only which is fair and reasonable price according to the price prevailing in the locality.

For Ranchi Enterprises & Properties Ltd.


Director
16/03/2021

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

1. **THAT** in pursuance of aforesaid agreement and in consideration of Rs. 6,60,00,000/- (Rupees Six Crore Sixty Lacs) only, already paid by the PURCHASER to the VENDOR before execution of these presents, being the full consideration money agreed to be paid as aforesaid (the receipt whereof the VENDOR doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release, exonerate and discharge the PURCHASER and the property forever) the VENDOR doth hereby grant, convey, assign, sell and transfer absolutely and for ever TO AND UNTO the PURCHASER all that piece and parcel of land measuring an **Area 01 Acre** i.e. 100 Decimal more or less more fully and particularly described in the Schedule below and shown in RED WASH colour in annexed sketch map attached with this Deed of Sale having, ~~chhaparbandi~~ right on **as is where it is basis** TOGETHER WITH all and singular, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, paths, passages, areas, water courses, lights, liberties, privileges, easements, profits, advantages, rights, and appurtenances whatsoever to the Schedule land **AND ALL** the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both in law and in equity of the VENDOR into and upon the Scheduled land or any part thereof **TO HAVE AND TO HOLD** all and singular the Scheduled land hereby granted, conveyed, transferred and assured and intended or expressed so to be with all and every of their rights, title, interest, privileges and

For Ranchi Enterprises & Properties Ltd.

[Handwritten Signature]
Director
18/01/2021

appurtenances for the use and benefit of the PURCHASER. The VENDOR covenant with the PURCHASER that the land hereby granted, conveyed, assigned, sold and transferred absolutely and forever on **as is where it is basis.**

2. **THAT** the VENDOR also covenants with the PURCHASER that the PURCHASER shall be entitled to construct boundary wall and others structures i.e. road, drainage, plant, trees and garden, get well or wells excavated and use the same in any manner they like without any let hindrance, interruption, claim or demand by or from the VENDOR or any persons claiming through or under it which is lawfully allowed.
3. **THAT** the Stamp Duty and Registration fee/charges in respect of this Sale Deed has been borne and paid by the PURCHASER.
4. **THAT** now the PURCHASER shall be entitled to get its name mutated in the Office of the State of Jharkhand through Circle Officer, Anchal Bargain, Ranchi and Ranchi Municipal Corporation, Ranchi or wherever necessary and shall pay revenue ground rent and tax in its 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, assurance, matters and things which may be necessary for putting the PURCHASER in possession and assuring the title of the PURCHASER according to the true meaning and intent of these presents.

For Ranchi Enterprises & Properties Ltd.

Y. G. W.
Director
18/03/2021


5. **THAT** the **VENDOR** has delivered vacant and peaceful possession of the Schedule land to the **PURCHASER**, on or about 10th day of March 2021 against full payment, the possession whereof the **PURCHASER** hereby acknowledges and confirms.

"THE SCHEDULE"

(SCHEDULE OF THE LAND PROPERTY)

All that piece and parcel of the land measuring an **Area 01 Acres** i.e. **100 Decimals** more or less out of **21.18 Acres** being the portion of the **Revisional Survey Plot No. 840**, under **Khata No. 8**, situated at **Village Bariatu, Police Station Bariatu, Revenue Thana No. 193, District Ranchi** in the **State of Jharkhand**, being old Municipal holding No. 2157, under old Ward No. VIII corresponding to new **Holding No. 0080002879000A4** under **Ward No. 8** now present Ward No. 9 of the Ranchi Municipal Corporation, Ranchi and more clearly delineated and colored in **RED WASH**, in the map annexed hereto forming a part of this deed.

For Ranchi Enterprises & Properties Ltd.


 Director
 10/03/2021

Village	Khata No.	R.S. Plot No.	Area in Acres
Bariatu	8	840	01 Acres
Total Area			01 Acres i.e. 100 Decimals

Butted and Bounded of the Land is as follows :-

North : Part of R.S. Plot No. 840
 South : Part of R.S. Plot No. 840
 East : 40' wide proposed Road
 West : Part of R.S. Plot No. 840

Measurement of the Land is as follows :-

On Northern Side (East to West) : 331' - 04"
 On Southern Side (East to West) : 331' - 04"
 On Eastern Side (North to South) : 131' - 06"
 On Western Side (North to South) : 131' - 06"

For Ranchi Enterprises & Properties Ltd.

Y. Chowdhury
 Director
 10/03/2021

"MEMO OF CONSIDERATION"

RECEIVED of and from the within named PURCHASER a sum of **Rs. 6,60,00,000/-** (Rupees Six Crore Sixty Lacs) only, the details whereof are as under in favour of the VENDOR being the full purchase price within mentioned to have been paid by the PURCHASER to the VENDOR.

Sl. No.	Cheque No.	Bank's name	Date	Amount in Rs.
1.	TDS	SBI	08-03-2021	4,95,000/-

2.	RTGS	Indusind Bank	08-03-2021	6,55,05,000/-
Consideration Value				6,60,00,000/-

(Rupees Six Crore Sixty Lacs) only.

CERTIFICATE

CERTIFIED that the land in schedule according to entries in records of right neither Govt. land nor has been acquired by the Govt. for Defense or Civil Purposes. The land in schedule has not been given on Bhudan and is outside the forest area and does not belong to B.C.C.L. H.E.C., C.C.L. and E.C.L.

IT IS FURTHER CERTIFIED that the land does not have connection with any member of the Scheduled Castes and Scheduled Tribes Community and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. The Property is not mortgaged in any Financial Institution nor there is any encumbrance over the property.

IT IS ALSO CERTIFIED that the VENDOR does not belongs to Schedule Caste, Schedule Tribe or Backward Classes as mentioned in the provision of C.N.T. Act' 1908 under Section 46(6).

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the date, month and year first hereinabove written after fully understanding the contents of this deed.

For Kanchi Enterprises & Properties Ltd.

Y. G. M.
Director
10/03/2021

SIGNATURE OF CONFIRMING PARTY No. 1 :-

For Birla Institute of Scientific Research

Y. Mohan
Authorised Signatory
10/03/2021

SIGNATURE OF CONFIRMING PARTY No. 2 :-

1. INARI INVESTMENT

Samir Kohia
Partner

2. INARI INVESTMENT

Bhanu Prakash Jalan,
Partner

WITNESSES :-

1. *Nirmalya Roy*
S/O Ashish K. Roy
Line Tank Road
Ranchi - 834001.

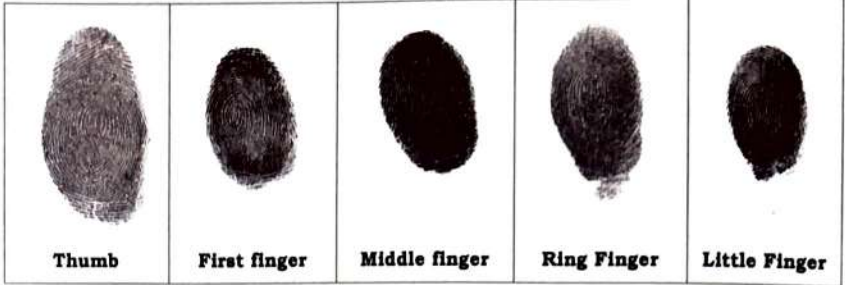
2. *MAYA KESRIWAL*
MANONI RAM MODI
CALPUR (RANCHI)
OPD TATA S&W Mills

For Ranchi Enterprises & Properties Ltd.

Y. Mohan
Director
10/03/2021

[Handwritten Signature]
Director
10/03/2021

VENDOR'S SIGNATURE through its DIRECTOR

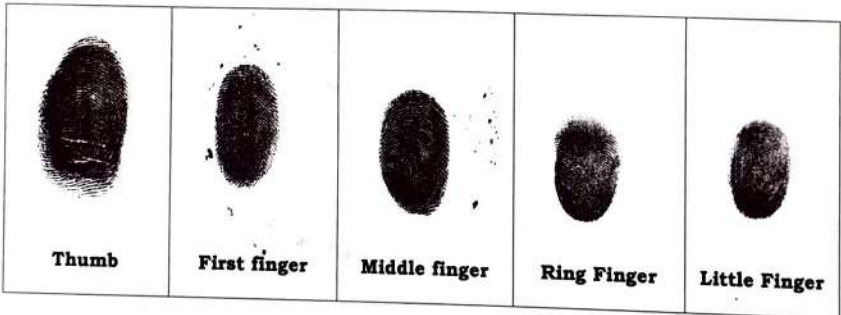


[Handwritten Signature]
10/03/2021

[Handwritten Signature]



PURCHASER'S SIGNATURE AND PHOTOGRAPH through its DIRECTOR



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

[Handwritten Signature]
10/03/2021
Drafted by : **Rajesh Kumar, Advocate**
(Ledger No. 1639/01)

Typed by :

[Handwritten Signature]
10/03/2021
Advocate Signature



RANCHI ENTERPRISES & PROPERTIES LTD.

Head Office "BIRLA BUILDING", 9/1, R. N. MUKHERJEE ROAD, KOLKATA 700 001

Phone : 220 0600 - 4082 3700 • E-mail : properties@ranchiengroup.com • CIN : U15421WB1034PLC000000

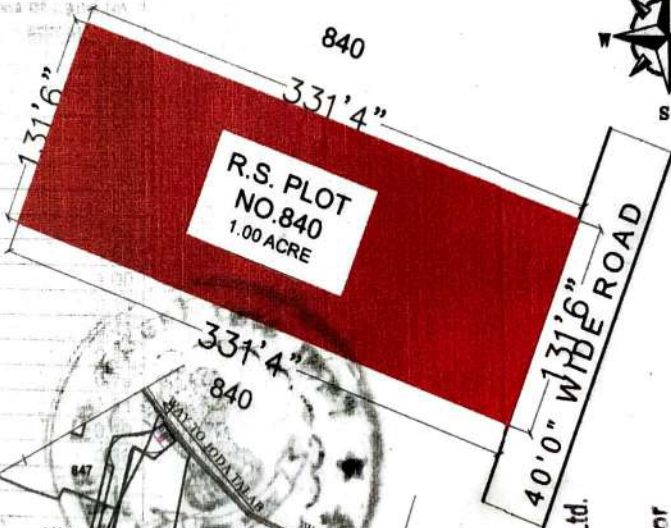
VILLAGE	: - BARIATU
THANA NO.	: - 193
THANA	: - BARIATU
DISTRICT	: - RANCHI
R.S. PLOT NO.	: - 840
KHATA NO.	: - 08
HOLDING NO.	: - 0080002879000A4
WARD NO.	: - 08
AREA	: - 1.00 ACRES SHOWN IN RED WASH
SCALE	: - NOT TO SCALE

Extract of the Minutes of the Board of Directors of Ranchi Enterprises & Properties Limited held on 12th October, 2020

RESOLVED THAT the Board of Directors of Ranchi Enterprises & Properties Limited hereby approves the R.S. Plot No. 840, Khata No. 08, Holding No. 0080002879000A4, Ward No. 08, Thana Bariatu, District Ranchi, Jharkhand, area 1.00 acre, shown in red wash on the attached map, for the purpose of the R.S. Plot No. 840, Khata No. 08, Holding No. 0080002879000A4, Ward No. 08, Thana Bariatu, District Ranchi, Jharkhand, and to do all such things as are necessary or consequential thereto.

Details of Land:

Plot No.	Area (Acres)
840	1.00
841	0.50
842	0.50
843	0.50
844	0.50
845	0.50
846	0.50
847	0.50
848	0.50
849	0.50
850	0.50
851	0.50
852	0.50
853	0.50
854	0.50
855	0.50
856	0.50
857	0.50
858	0.50
859	0.50
860	0.50
861	0.50
862	0.50
863	0.50
864	0.50
865	0.50
866	0.50
867	0.50
868	0.50
869	0.50
870	0.50
871	0.50
872	0.50
873	0.50
874	0.50
875	0.50
876	0.50
877	0.50
878	0.50
879	0.50
880	0.50
881	0.50
882	0.50
883	0.50
884	0.50
885	0.50
886	0.50
887	0.50
888	0.50
889	0.50
890	0.50
891	0.50
892	0.50
893	0.50
894	0.50
895	0.50
896	0.50
897	0.50
898	0.50
899	0.50
900	0.50
Total	100.00



For Ranchi Enterprises & Properties Ltd.
[Signature] Director

Certified
For Ranchi Enterprises & Properties Limited
Tarun Kumar Kabra
(D/N 2800374)

RANCHI ENTERPRISES & PROPERTIES LTD.

Regd. Office : "BIRLA BUILDING", 9/1, R. N. MUKHERJEE ROAD, KOLKATA - 700 001

Phone : 2220 0600 / 4082 3700 • E-mail : propertiesrepl@ckbirlagroup.com • CIN : U15421WB1934PLC008026

Extract from the Minutes of the Meeting (No. 2020-21/06) of the Board of Directors of Ranchi Enterprises & Properties Limited held on 12th October, 2020

RESOLVED THAT the Company do sell land admeasuring about 24.76 acres i.e 2476 decimal more or less together with building and structure thereon at Village Bariatu, Gari and Tiril, District Ranchi, Jharkhand as detailed hereunder and for this purpose Shri Yogesh Goenka, Director of the Company, Shri Raj Kumar Himmatramka, Constituted Attorney, be and are hereby severally authorised to negotiate and settle the terms and conditions including price subject to minimum of Rs. 160 crore (Rupees one hundred and sixty crore) for sale of the said land and sign and execute requisite agreement for sale (as per draft placed before the meeting and initialed by the Chairman for the purpose of identification), sale deed and such other documents as may be found necessary, modify or amend the documents so executed wherever necessary and present the documents so signed by them on behalf of the Company for registration before the Registrar or Sub-Registrar of Assurance and admit execution of the documents and do all such other acts, deeds and things as are incidental or consequential thereto.

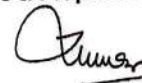
Details of Land

Plot No.	Area of Land (in acres)
577	0.10
578	0.33
579	0.43
580	0.41
595	2.00
596	1.14
599	0.69
601	1.62
602	1.80
708	1.00
709	0.15
710	0.43
711	0.39
712	0.79
840	12.81
846	0.19
847	0.36
848	0.12
Total	24.76

RESOLVED FURTHER THAT Shri Yogesh Goenka, Director of the Company and Shri Raj Kumar Himmatramka, Constituted Attorney, be and is hereby severally authorised to engage Advocates and incur necessary expenses in connection with sale of aforesaid land.

Certified True Copy

For Ranchi Enterprises & Properties Limited



Tarun kumar Kabra

(DIN: 01260374)

THE BIRLA INSTITUTE OF SCIENTIFIC RESEARCH

78 SYED AMIR ALI AVENUE, KOLKATA - 700 019
Phone : 8274081275 • Email : office@bisrcal.com

Certified true copy of the resolution passed by the Members of the Governing Body of The Birla Institute of Scientific Research in their meeting held on Monday the 24th August, 2020.

"RESOLVED THAT the Society do relinquish its possession and all rights in connection with land admeasuring about 24.76 acres i.e. 2476 decimal more or less together with building and structure thereon at Villages Bariatu, Gari and Tiril, District Ranchi, Jharkhand to Ranchi Enterprises & Properties Limited (REPL) which was granted by an irrevocable Power of Attorney signed on 29th March, 1976 for its non-profitable and non-commercial objects and for this purpose Shri Yogesh Goenka and Shri Raj Kumar Himmatramka Authorised Signatories, be and are hereby severally authorised to execute and sign necessary agreement and other documents and to do all acts, deeds and things as may be necessary in this connection".

FOR THE BIRLA INSTITUTE OF SCIENTIFIC RESEARCH


SECRETARY

Details of Land

Plot No.	Area of Land (in acres)
577	0.10
578	0.33
579	0.43
580	0.41
595	2.00
596	1.14
599	0.69
601	1.62
602	1.80
708	1.00
709	0.15
710	0.43
711	0.39
712	0.79
840	12.81
846	0.19
847	0.36
848	0.12
Total	24.76

FOR THE BIRLA INSTITUTE OF SCIENTIFIC RESEARCH


SECRETARY

स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AABCR4230P

नाम /NAME

RANCHI ENTERPRISES & PROPERTIES LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

27-07-1934

Handwritten signature

आयकर अधीक्षक, प. नं. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI





ভারত সরকার
Government of India



যোগেশ গোস্বামী
Yogesh Goenka
জন্মতারিখ / DOB : 06/11/1967
পুরুষ / Male

For land
registration at
Ranchi



9396 0613 3129

আমার আধার, আমার পরিচয়



भारत सरकार

Government of India



पार्थ केजरीवाल

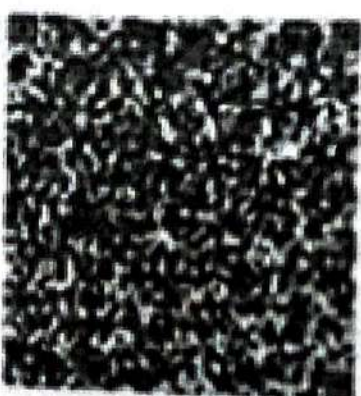
Parth Kejriwal

जन्म तिथि/DOB: 17/09/1995

पुरुष/ MALE

2457 9501 8728

VID: 9109 3648 4462 8520



भेरा आधार, भेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHREE RAM ENTERPRISES PRIVATE
LIMITED



31/01/2012

Permanent Account Number

AAQCS9478R

15022012



भारत सरकार
GOVERNMENT OF INDIA



निर्माल्य राय
Nirmalya Roy

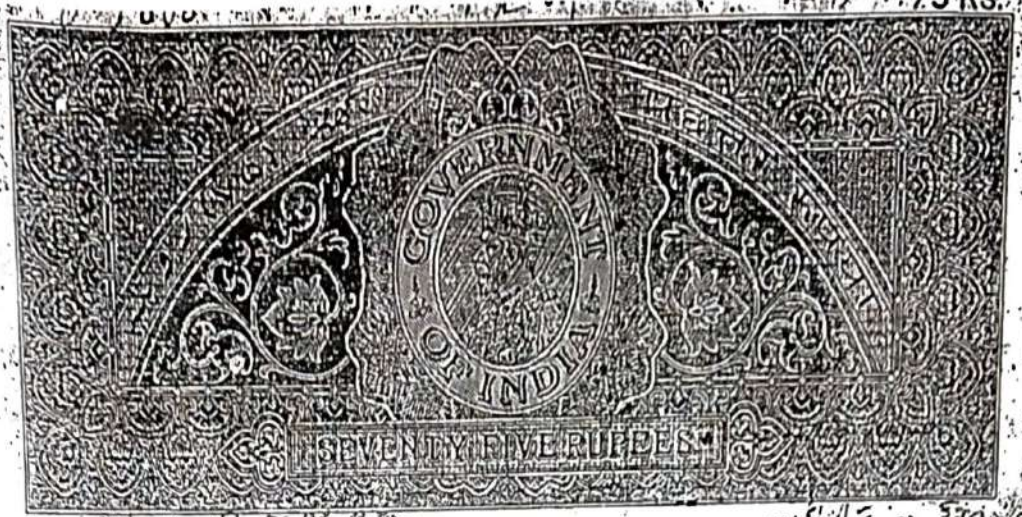
जन्म वर्ष / Year of Birth : 1978

पुरुष / Male



2717 4369 5833

आधार — आम आदमी का अधिकार



Admission under Registration Rule 24...
 of the Chotanagpur Tenancy Act VI of 1908, con-
 nectly stamped under the Indian Stamp
 Act, 1899 Schedule I or I A No. 3.57(c)
 Fee paid
 H(c) 2/-
 H(c) 2/-
 H(c) 5/-
 15/4

3/21/08
 15/4

[Extensive handwritten text in Devanagari script, including names, dates, and administrative notes. Some text is crossed out with diagonal lines.]

प्लॉट नं 840, लैंड 24 अकर

333 Non-judicial stamp worth Rs 7/2 / Rupees
 seven and annas eight. Sold to Bader
 Abdul Gaffar Khan of Barachi P.S. Ranchi
 with no 46 dated 26.3.40



Handwritten signature and date: 26/3/40

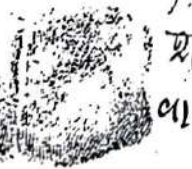
Handwritten signature and date: 26.3.40
 Treasurer, Ranchi



Handwritten signature and date: 26/3/40



Handwritten signature and date: 26/3/40



Handwritten signature and date: 26/3/40

Handwritten text detailing a list of names and their relationships, including 'Dhan Bahadur', 'Dhan Bahadur's wife', 'Dhan Bahadur's daughter', etc.

331



Handwritten text in Devanagari script, likely a list or record of agricultural activities or land measurements. The text is arranged in several lines, with some words appearing to be in a different script or dialect. The handwriting is somewhat cursive and dense.

16-18

Handwritten signature or name in Devanagari script.

Handwritten text in Devanagari script, possibly a date or reference number.

Handwritten signature or name in Devanagari script, with a horizontal line underneath.



Book No.
 Volume No. 64
 Pages: 22 to 31
 Being No.
 For the year:

331



Handwritten text in Devanagari script, appearing to be a list or record of names and details. The text is somewhat faded and difficult to read precisely, but includes several lines of entries.

11-10-18

Handwritten signature or initials.

Handwritten text, possibly a name or title, followed by the date 11-2-8-40.

Handwritten signature or initials, followed by the date 2-11-40.



Handwritten signature or initials.

Administrative stamp with the following fields:

- Book No.
- Volume No.
- Pages: 23 to 29
- Being No. 141 of 1939
- For the year:

सच्ची प्रतीतीलीप

शाही गौरदत्त मंडीलयामुत्तर आम रांचीजमींदार
 लीमिटेड वाःढाः ता० २९.३.४०
 सही मोनीर खां २९.३.४०
 सही मोहमद धशीट खां
 सही मोहमद इशामाइल खां
 सही नसीर उदीन खां
 सही इमम बक्शा खां
 सही अबदुल गफुर खां
 सही मोहमद इशामाइल खां जो
 मोहमद धशीट खां वो मोशोमात
 जोहरा बीबी वो अबदुल गफुर खां
 मोनीर खां वो इमम बक्शा खां
 नसीर उदीन खां वो नेआजुदीन खां
 शेरान उदीन खां वो मो० फातिमा
 बीबी वो मो० शाकीना बीबी वो मो०
 आमीआगातुन वो मो० महमुदा 1594
 खातुन बीबी वो मो० अनीश बीबी
 वो मो० शाखावत बीबी वो मो०
 कबीरन बीबी मो० 1200/- बारह शो
 मोशोमात नेआजुदीन खां शाही नेआजुदीन खां
 मोकीर न० 1, 2, 4-5, 6, 7, 8, 9, मेरे शामने सही कोआ वो मोकीर न०- 3, 10, 11, 12, 14,
 14, 15, 16. मेरे शामने कलम छुकर नीशान बनाआ वाःढाः ता० २९.३.४० ई.

नाम मोकीर मे
 वील्दयत सकुनत
 वगैरह

- :- ११॥ मोहमद इशामाइल खां वो १२॥ महमद धशीट खां
 पेशारान रूशतम खांमो० वो १३॥ वो मोशोमात जोहरा
 बीबी जोजे अबदुल अजीज खां कारम वो १४॥ अबदुल गफुर
 खां, वो १५॥मनीर खां वो १६॥ इमम बक्शा खां वो
 १७॥नसीर उदीन खां वो १८॥नेआज उदीन खां वो १९॥
 शेरान उदीन खां पेशारान दोशत मोहमद खां मोतवफा
 वो १०॥ मोशोमात फातमा बीबी वो ११॥मोशोमात
 शाकीना बीबी वो १२॥ मोशोमात अमीना खातुन
 वो १३॥ मोशोमात महमुदा खातुन बीबी वो १४॥
 मोशोमात आनीश बीबी दोखतरान दोशत मोहमद खां
 मोतवफा वो १५॥ मोशोमात शाखावत बीबी वो १६॥
 मोशोमात कबीरन बीबी जोजे दोशत मोहमद खां मोतवफा
 जात पैठान मुशालमान पेशा जमीन्दार शाकीनान मौजे
 बरिआतु प्रगना छुछारा थाना वो जीला रांची।

नाम मोकीर अलेह
में वल्दीअत शाकुनत
वगैरह

कीशीम दलील

तासदाद रूपैआ

तफ्सील जमीन प्रो
बन्दाबशाती छपर
बंदी

:- मेघारशा रांची जमीन्दारिं लीमीटेड -8 रोसल
स्कषार्चेंज पैलैशा कलकता ब्रांच रांची

:- बशीका बन्दोबशाती छपरबन्दी

:- मोवलीग बारह शव रूपैआ अंके 1200/-
रूपैआ।

:- प्लाट न0-840 रकबा चौबीशा रकड़ जमीन नामे
भृशगड़हा टांड अन्दर खाता न0-8 - वाके मौजे बरिआतु
प्रगना छुछारा थाना वो जीला रांची थाना न0-193.
अन्दर छोवट न0-4/3जो शामिलतात छोवट न0-4/1वो 4/2
के वाके है हकीअत जागीर अन्दर कलकटीर वो डीशाटीकट
रज्जीशटरार वो शब रज्जीशटरार मो0 रांची के ह

म ज मु न

आगे मोकीरान मज्कुर मालीकान मौजे बरिआतु मज्कुर
का है जीशाका शामिलतात छोवट न0- 4/2 रिरभीजनल

सही नसीरुद्दीन खां वा:डा:
सही गोरिदत मंडोलआ मुहतारआम रांची जमीन्दारिं ली0
वा:डा T: ता0 28*3*40

शाही मोहम्मद इशामाइल खां वा:डा:
शाही मोहम्मद धरिीट खां वा:डा:
शाही अब्दुल गफुर खां वा:डा:
शाही मोनीर खां वा:डा:

शरवे शेडजमेंट में भी हुवा है वो जीशापर बराबर दहालकार बेला
शाराफत दुशारो के चला आता है वो है वो शीवास मन मोकीरान
के जमीन मजकूर वाला जो छपरबंदी में बन्दोबशात होता है छोपट
न०- ४/१ वो ४/२ जो शामीलात छोपट न० ४/२ में कीशी दुशारे
का हक इआ शारोकार नही है वो मन मोकीरान को पुरा अछतीआर
हर कीशीम का जमीन इतेकाल करने का वो छपरबंदी वगैरह बन्दोबशात
करने का है चुँके मोकीर अलेह इआने भेधारशा रांभी जमीन्दारि लीमीटेड
मजकूर वजरिस बाबु गौरिबत मन्डेलीआ मैनेजर भेधारशा रांची जमीन्दारि
मजकूर के पैगाम मन मोकीरान को कीस वो इशादा बन्दोबशाती छपरबन्दी
में कुछ जमीन वाशाते बनाने मकान बगीचा कुंआ वगैरह के जाहीर कीसे वो
मन मोकीरान भी छपरबन्दी बन्दोबशाती करने को राजी हुसे वो शारास्त
शौ बन्दोबशाती का दरमेआन फीरकैन के इशा तोर पर तै वो तषाफ्फिआ
हुआ के शालामी शौ बन्दोबशाती मोवलीगबारह शव अँके १२००/-रुपैआ
वो शालाने मालगुजारि मोवलीग दो शव अठाशी अँके २८८/-रुपैआ दीआ
करेगें इसलीस मन मोकीरान मोवलीग बारह शव रुपैआ शालामी का कुल
वशुल पाशा इअह वशीका तामील कर देते है वो शौ बरब छपरबन्दी
बन्दोबशाती कर अषार तारीखा । चैत १९९७ शो अषार पजीर होगं वो
१९९७ शाम्बत शो ही मन मोकीरान वो वारिशान कासम मोकामीआन
शालाना मालगुजारि मोकररेवाला पने का हकदार होगें अगर मालगुजारि
मोकररेवाला मोकीर अलेह इआ वारिशान कासम मोकामीआन उनके मीन
मोकीर इआ वारिशान कासम मोकामीआन मन मोकीरान को वछात पर
अदास नही करे तो मन मोकीरान इआ उनके वारिशान कासम मोकामीआन
को अछतीआर हाशील होगा के बकासआ मालगुजारि नालीषा करके शौ
बन्दोबशाती शो मोतावीक आइन के वशुल वो बेवाक कर लेगें जो कुछ के हक
हकुक शौ बन्दोबशाती में मनमोकीरान का था

गो० अरशाद खां ताइद वकील शा०रांची सही मोनीर खां वा:डा: गो० ज्येशवर प्रशाद शा०रांची
सा०रांची वा:डा: गो० अबदुल करीम खां सही गौरिदत्त मन्डेलींग मुंजतार रांची जमींदारि ली० वा:डा:
अमे० शा०रांची वा:डा: २८-३-४०

इआ वारिश्मान कासम मोकामीआन का होता शो शब अब वजीनसह
 मोकीर अलेह वोउनके वारिश्मान कासम मोकामीआन का होगा अब शीवार
 पाने मालगुजारी शालीना मोकररेवाता के और कोइ शरोकार शो
 बन्दोबशाती में मन मोकीरान इआ वारिश्मान कासम मोकामीआन का
 नही रह्य वो मोकीर अलेह वो उनके वारिश्मान कासम मोकामीआन
 को हक हुआ के शो बन्दोबशाती मज्कुर में मकान जैसा चाहें बनावें इआ
 बगीचा लगावें इआ कुंआ तालाब बावली वगैरह खोदावे इआ दरखात लगावें
 इआ हाता वगैरह बनावें इआ जैसाअपना पश्चांद हो बनावें कोइउजूर मन
 मोकीरान इआ वारिश्मान कासम मोकामीआन मन मोकीरान नही करेगें
 वो न होगा वो इअह भी अछतीआर मोकीर अलेह वो उनके वारिश्मान
 कासम मोकामीआन का है वो होगा के शो बन्दोबशाती शूदा को इआ
 उषाके जुजो को इआ उषामें जो मकान वगैरह बनावे उषाको इआ उषाके
 जुजो को कीशी दुशारे के शाथ बै बीकीर रेहन मज्कूल वगैरह इआने
 हर कीशीम का इन्तेमाल कर शक्ते है उषामें मन मोकीरान इआ वारिश्मान
 कासम मोकामीआन मन मोकीरान का कोइ उजूर नही होगा वो बरे मन
 मोकीरान मोकीर अलेह को बावर करास है के शो बन्दोबशाती शूदा
 हर हर कीशीम शो पाक वो शाफ है कीशी कीशीम का बारदेन इआ
 वारकेफालत उपर शो छपरबन्दी शूदा के नही है अगर नीकले तो उषाका
 कुल जीमेवारि मन मोकीरान वो वारिश्मान कासम मोकामीआन का है वो
 होगा इस वाशते मोवलीग बारह श्व स्पैआ शालामी का वशुल पाकर
 वो कुल बातो को शोच शमझ कर वो मज्मुन हाजा के वाकीफ होकर पटा
 छपरबन्दी हाजा का लीखादीआ के वखत पर काम आवे वाजे रहे के माल
 गुजारी शालाना जो मोवलीग 288/- दो शव अठाशी स्पैआ मोकरर हुआ
 है वह वहीह्शाव मोवलीग 4/- चार स्पैआ बीगहा के है वाबे रहे के मोशाना
 वजीनसह अशाल के नकल है आज तारीख अठाइश माह मारच शान जेश
 शो चालीश ई. ता० 28.2.1940 ई. कातीब देव नाथ शहास तासद
 वकील रांची।

मोशाना वजीनसह असल के नकल है।

शाही गौरीदत्त मुख्तार आम रांची जमींदार ली०
 शाही मोनीर खां, मो. इशमाइल खां मो० धरमिटा खां

बुक न०-1 भोलूम न०-15
 पेज न०-292 से 301
 डीड न०-1574
 वर्ष 1940 ई.न 4

P. 10/11/40

मोराबादीहाल मो० रांची गो० अ नारास लाल
 मोराबादीहाल मो० रांची जमींदार ली०
 शाही गौरीदत्त मुख्तार आम रांची

20.3.40

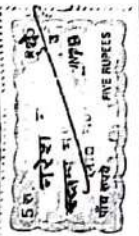
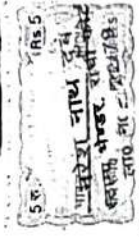
THANA NUMBER

थाना नम्बर 913

KHEWAT खेवट

THANA थाना

नाम मोजा



Serial No	Name of interest Person	Name of party under whom h: hold.	Nature of right	हम बाकिग वही वर नही bu or not	Other Condition	Yearly Real	Present cess	Do's other than res. and Service	रकबा	Remarks
5
6
7
8
9
10
11

Handwritten notes and signatures in the right margin.

Handwritten notes and signatures in the bottom right margin.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

January 13, 2021

पंजी ॥ प्रति

भाग वर्तमान	1	पृष्ठ संख्या	204										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हलका का नाम	हल्का-04	इस्टेट का नाम	झारखण्ड	रेयती			
मौजा का नाम	बरियातु	हॉस्टिंग संख्या	8/203	तोड़ी संख्या	0	थाना नम्बर	193	खाता का प्रकार					
Ranchi Enterprises and Properties Ltd. _____													
जति- _____													
परिवर्तन के लिए प्राधिकार										लगान	सेस		
खाता नम्बर	प्लॉट संख्या	रकबा	आवेदक श्री राजकुमार हिम्मतरामका, पाँवर ऑफ़ एटोर्नी होल्डर के आवेदन एवं विविध वाद संख्या 05/2016-17 दिनांक 27.09.2016 के द्वारा दर्ज किया गया है।								288	417.6	
कुल परिमाण	21 हे	89 डि 0											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चालू सात	रोड सेस बकाया	रोड सेस चालू सात	शिक्षा सेस बकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू सात	कृषि सेस बकाया	कृषि सेस चालू सात
10/10/2006	345286	2006	2007	0	288	0	72	0	144	0	144	0	57.6
12-08-2016	1481209828	2015-2016	2016-2017	288	288	72	72	144	144	144	144	0	57.6
04-26-2017	1493209023	2017-2018	2017-2018	0	288	0	72	0	144	0	144	0	57.6
05-18-2018	0838181766	2018-2019	2018-2019	0	288	0	72	0	144	0	144	0	57.6
04-20-2019	0664458437	2019-2020	2019-2020	0	288	0	72	0	144	0	144	0	57.6
07-18-2020	0942802975	2020-2021	2020-2021	0	288	0	72	0	144	0	144	0	57.6

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

Sl No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View
10115	1494 / 2019 - 2020	04	27	839	Pushpanjali Homes Pvt Ltd Through Its Director	01/09/2019	Status Correction Slip generated	View
10115	1494 / 2019 - 2020	04	50	841	Pushpanjali Homes Pvt Ltd Through Its Director	01/09/2019	Status Correction Slip generated	View
10115	1494 / 2019 - 2020	04	8	840	Pushpanjali Homes Pvt Ltd Through Its Director	01/09/2019	Status Correction Slip generated	View
10117	1496 / 2019 - 2020	04	50	841	VISIONARY KNOWLEDGE AND MANAGEMENT SERVICES (P) LT	01/09/2019	Status Correction Slip generated	View
10117	1496 / 2019 - 2020	04	8	840	VISIONARY KNOWLEDGE AND MANAGEMENT SERVICES (P) LT	01/09/2019	Status Correction Slip generated	View
10119	1498 / 2019 - 2020	04	27	839	Sharda Shelters Private Limited	01/09/2019	Status Correction Slip generated	View
10119	1498 / 2019 - 2020	04	8	840	Sharda Shelters Private Limited	01/09/2019	Status Correction Slip generated	View
10121	1500 / 2019 - 2020	04	50	841	BRAJESH KUMAR	01/09/2019	Status Correction Slip generated	View
10121	1500 / 2019 - 2020	04	8	840	BRAJESH KUMAR	01/09/2019	Status Correction Slip generated	View
10427	1806 / 2019 - 2020	04	50	841	YUGAL KISHOR	17/10/2019	Status Rejected Cases	View

ऑनलाइन पंजीयन

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रेयती
नाम रेयत मय वलिदयत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 204

Vol. No. : 1

Receipt No. : 0942802975

बड़ागाँई बरियातु 193 Ranchi Enterprises and Properties Ltd.		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
8	840	21 एकड़ 89 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	288.00					288.00
गुजारी (भावली)	72.00					72.00
सेस	144.00					144.00
सूद	144.00					144.00
मृतफरकात	57.60					57.60
मौजान	705.60					705.60

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					288.00	
गुजारी (भावली)					72.00	
सेस					144.00	
सूद					144.00	
मृतफरकात					57.60	
मौजान अदायकारी					705.60	

(१) मौजान कुल (लफजों में) : Seven Hundred Five Rupees and Sixty Paise

(२) नाम देहिन्दा -

तारीख अमला तहसील कुनिन्दा : 18-07-2020

(३) कुल बकाया- 705.60

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



अमला तहसील कुनिन्दा

यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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



RANCHI MUNICIPAL CORPORATION, RANCHI

HOLDING TAX RECEIPT

Receipt No. **CNT804062020105230**
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : **04-06-2020**
 Ward No : **8**
 New Ward No. : **9**
 Holding No : **2157**
 New Holding No : **0080002879000A4**

Received From Shri / Smt. **M/S RANCHI ENTERPRISES AND PROPERTIES LTD**

Address : **BIRLA BIHAR PATH BARIATU**

A Sum of Rs. **12458.00** (in words) **Twelve Thousand Four Hundred Fifty Eight Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No **000473**

Dated **04-06-2020** Drawn on

UCO BANK Place Of The Bank.

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

HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear		
1100100C	Holding Tax Current	2020-2021 I - 2020-2021 IV	13467.72
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2020-2021 I - 2020-2021 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2020-2021 I - 2020-2021 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2020-2021 I - 2020-2021 IV	0.00
1105203	Health Cess	2020-2021 I - 2020-2021 IV	0.00
1718002	Interest on Holding Tax Receivable		0.00
		Total	13468.00
		Rebate on Current Demand	1010.08
		Amount Received	12458.00

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18008904115 OR 0651-3500700

In Association with
 Sri Publication & Stationers Pvt. Ltd.

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

Form 26QB

Your E-tax Acknowledgement Number is AH8573095

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2021-22
Minor Head Code	800	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAQCS9478R	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AABCR4230P
Full Name (Masked) of the Transferee	SHRXX XXM ENTERPRISES PRIVATE LIMITED	Full Name (Masked) of the Transferor	RANXXX XNTERPRISES & PROPERTIES LTD
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village

Flat/Door/Block No.

Road/Street/Lane

City/District

State

Pin Code

Email ID

Mobile No.

RANCHI
JHARKHAND
834001
nkk.fca@gmail.com

Complete Address of the Property Transferor

Name of premises/Building/ Village

Flat/Door/Block No.

Road/Street/Lane

City/District

State

Pin Code

Email ID

Mobile No.

RANCHI
JHARKHAND
834001

Date of Agreement/Booking	08/03/2021	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	08/03/2021	Whether more than one Transferor/Seller	No
Date of Tax Deduction	08/03/2021	Payment Type	Lumpsum

Complete Address of the Property Transferred

Tax Deposit Details

3/8/2021

and Chattan

Type of Property Land

Name of premises Building/Village

Folio/Door/Block No

Road/Street/Lane

City/District

State

Pin Code

BANSHI

JHANSI-DAND

631007

Total Value of Consideration (Property Value) 10000000

Mode of Payment

Bank Name

Online (Net Banking)

State Bank of India

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to the relevant authorities. It is not a proof of payment of taxes.

Confirmation Page

Date of TDS-40 file

Total amount TDS/withheld

TDS Account Number

Signature

Date

Total payment

Address in words

1000

1000

1000

1000

1000

1000

1000

1000

Challan

3/8/2021

Type of Property Land

Name of premises/Building/ Village

Flat/Door/Block No.

Road/Street/Lane

City/District

State

Pin Code

RANCHI

JHARKHAND

834001

Confirmation Page

Rate of TDS (in %)

Total Amount Paid/Credited

TDS Amount to be paid

Interest

Fee

Total payment

Value in words

0.75

66000000

495000

0

0

495000.00

Four Lakhs Ninety Five Thousand R
uppees and paise

dmz

Total Value of Consideration (Property Value) 66000000

Mode of Payment Online (Net-Banking)

Bank Name State Bank of India

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

Bariatu

नाममौजा बरिआतू +

नाम चाना रोर्चा

चाना नम्बर १६a

ज़िला राँची

स्केल एक माइल बराबर १६ इंच +

सन १९३२ - ३३ इली +

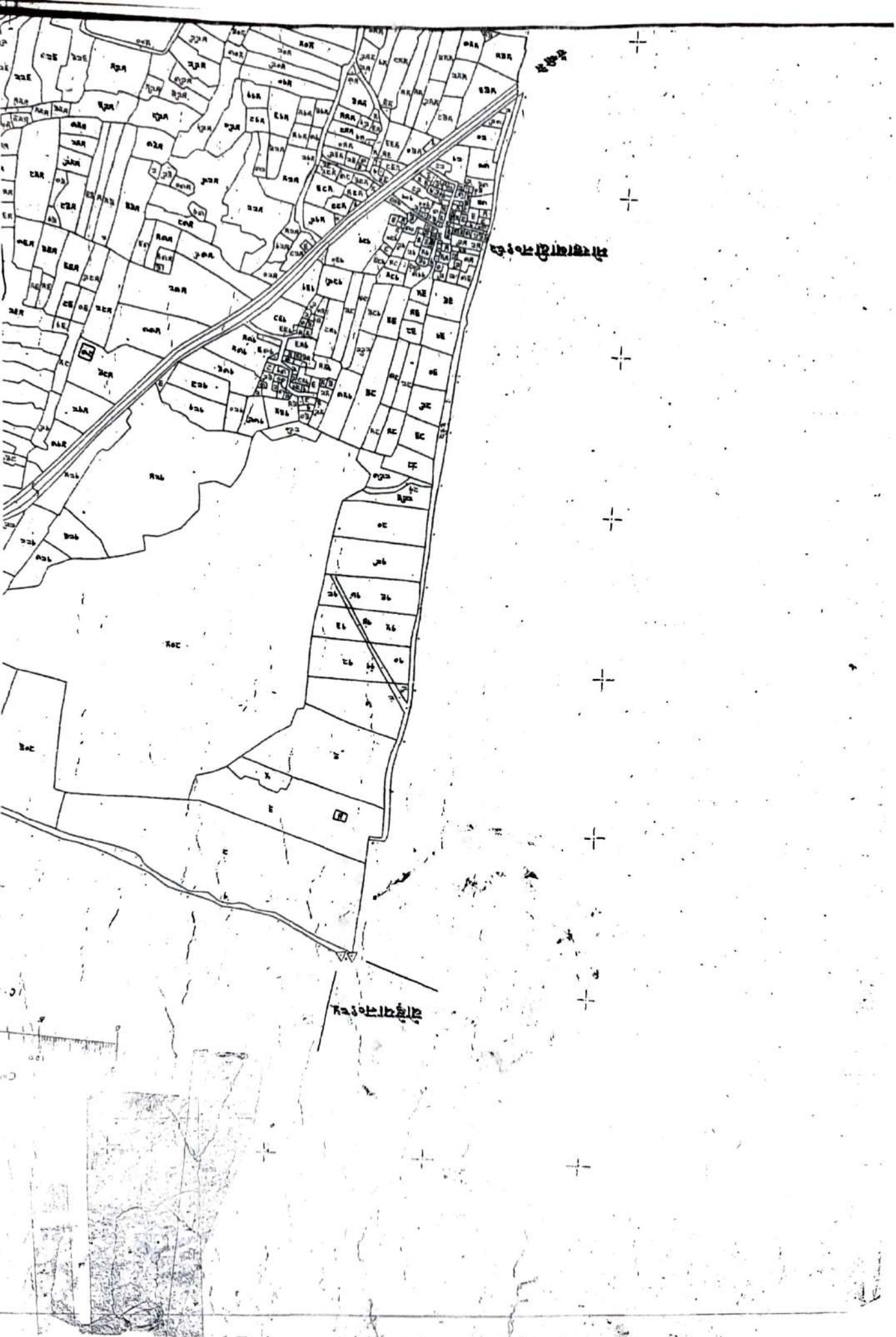
1:35,000 Scale



बड़ाशौई न०१८४

बुटीको





R30112112

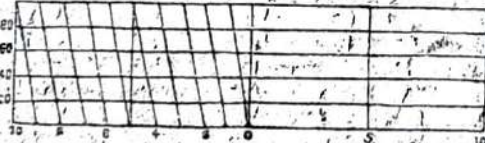
R30112112





तिरिङ

Scale 16 Inches = 1 Mile.





Pre Registration Docket

Date :- 08-03-2021 06:52 pm

Office Name :- SRO - Ranchi
Token No:- 20210000030933

Appoinment :- 10-Mar-2021 Time:- 15:18

Article	Sale Deed
Pre Registration Date	07-Mar-2021
No. Of Pages	65
Stamp Duty	2640000
Paid Stamp Duty	0
Total Fees	₹ 19,83,954.

Property Id: 493082

Valuation No. : 657045 / 2021	:- 2020-2021	User Id : 3568	Date : 08-March-2021 18:57:PM
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban ✓	Corporation : Ranchi Municipal Corporation Bariatu	Village/City : Bariatu	
Bariatu Word No 8 - Other Road			
Volume Number - 1			
Page Number - 204			
Holding Number - 0080002879000A4			
Khata Number - 8 ✓			
Plot Number - 840 ✓			
Ward Number - 8			
Valuation Rule : Residential Land			
Property Details			
1	Land area	100 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 100 x 224139=22413900	₹2,24,13,900/-
A	Total		₹2,24,13,900/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,24,13,900/-
Total Amount in Words : Two Crore Twenty Four Lakhs Thirteen Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 40' WIDE PROPOSED ROAD, West: PART OF R.S. PLOT NO. 840, South: PART OF R.S. PLOT NO. 840 (MARKED AS A-6), North: PART OF R.S. PLOT NO. 840 (MARKED AS A-4)
Area	Land area : 100.00 Decimal
Other Description of the Property	Pin Code - 834009
Government/Market Value	22413900
Transaction Amount	66000000

SELLER	-Ms. RANCHI ENTERPRISES AND PROPERTIES LIMITED Previously Known As RANCHI ZEMINDRY LIMITED Thro Its Director YOGESH GOENKA, Address - F-10, FIRST FLOOR, KAILASH COLONY, P.S. GREATER KAILASH-1, NEW DELHI-110048, DIST. DELHI, STATE DELHI- ,Father/Husband Name LATE SRI OM PRAKASH GOENKA , PAN No.- *****230P,Permission Case No.- , Aadhaar No. *****3129
PURCHASER	-Ms. SHREE RAM ENTERPRISES PRIVATE LIMITED Thro Its Director PARTH KEJRIWAL, Address - 11/2 GEL CHURCH COMPLEX, MAIN ROAD, RANCHI-834001, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND- ,Father/Husband Name NARESH KUMAR KEJRIWAL , PAN No.- *****478R,Permission Case No.- , Aadhaar No. *****8728

Witness Information	Mrs. MAYA KEJRIWAL , Address - HB ROAD, OPP. TATA SAW MILLS, LALPUR, DIST. RANCHI, STATE JHARKHAND-, Father/Husband Name-LATE MANGI LAL MODI
---------------------	---

Identifier Details	Mr. NIRMALYA ROY , Address - RANCHI DIESELS LINE TANK ROAD, NEAR FIRAYALAL CHOWK, P.S. KOTWALI, DIST. RANCHI, STATE JHARKHAND-, Father/Husband Name-ASHOK KUMAR ROY
--------------------	--

Property Id:493082		
Fee Rule:Sale Deed		
1	Stamp Duty	26,40,000

1	SP	1,950
Total		1,950

Property Id:493082		
Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	E	2,000

4	A1	19,80,000
Total		19,82,004

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.

[Signature]
10/03/2021

Deed Writer / Advocate

[Signature]

Vendee / Claimant

[Signature]

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-10-Mar-2021

- Government/Market Value: ₹22413900/-
- Transaction Amount: ₹66000000 /-
- Paid Stamp Duty: ₹2640000 /-

Receipt : 456521

Receipt Date : 10-03-2021

Presenter Name : -

Yogesh Goenka

E	₹2000
PR	₹1
SP	₹1950
LL	₹3
A1	₹1980000
Stamp Duty	₹2640000

On Date 10-03-2021 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Total	₹4623954
--------------	-----------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	2640000	2640000	0	GRAS	ShreeRamEnterprisesPrivateLimitedThroltsDirectorParthKejriwal	GRN Number : 2104914588 DEPT Transaction Id : 1b6b50fe8eda991fe27a Transaction Type :	2640000
E	2000	2000	0	GRAS	ShreeRamEnterprisesPrivateLimitedThroltsDirectorParthKejriwal	GRN Number : 2104914853 DEPT Transaction Id : 5ac29b9334f43b992289 Transaction Type :	2000
PR	1	1	0	GRAS	ShreeRamEnterprisesPrivateLimitedThroltsDirectorParthKejriwal	GRN Number : 2104914853 DEPT Transaction Id : 5ac29b9334f43b992289 Transaction Type :	1
SP	1950	1950	0	GRAS	ShreeRamEnterprisesPrivateLimitedThroltsDirectorParthKejriwal	GRN Number : 2104914853 DEPT Transaction Id : 5ac29b9334f43b992289 Transaction Type :	1950
A1	1980000	1980000	0	GRAS	ShreeRamEnterprisesPrivateLimitedThroltsDirectorParthKejriwal	GRN Number : 2104914853 DEPT Transaction Id : 5ac29b9334f43b992289 Transaction Type :	1980000

LL	3	3	0	GRAS	ShreeRamEnterprisesPrivateLimitedThroItsDirectorParthKejriwal	GRN Number : 2104914853 DEPT Transaction Id : 5ac29b9334f43b992289 Transaction Type :	3
Sub Total	4623954	4623954	0				

Article : Sale Deed Number of Pages : 130

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20210000030933

Deed Type	Sale Deed
Number of Pages	130
Fee Details	Stamp Duty :- Rs. 2640000, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1950, A1 :- Rs. 1980000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.22413900/- , Transaction Amount :- Rs.66000000/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Bariatu Location :- Other Road, Bariatu Word No 8 Property Boundaries :- East: 40' WIDE PROPOSED ROAD, West: PART OF R.S. PLOT NO. 840, South: PART OF R.S. PLOT NO. 840 (MARKED AS A-6), North: PART OF R.S. PLOT NO. 840 (MARKED AS A-4) Volume Number - 1Page Number - 204Holding Number - 0080002879000A4Khata Number - 8Plot Number - 840Ward Number - 8 Area Of Land :- 100.00 Decimal

Sh./Smt. **RANCHI ENTERPRISES AND PROPERTIES LIMITED** Previously Known As **RANCHI ZEMINDRY LIMITED** Thro Its Director **YOGESH GOENKA** s/o/d/o/w/o **LATE SRI OM PRAKASH GOENKA** has presented the document for registration in this office







today dated :- **10-Mar-2021** Day :- **Wednesday** Time :- **18:12:29 PM**





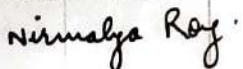
RANCHI ENTERPRISES AND PROPERTIES LIMITED
Previously Known As **RANCHI ZEMINDRY LIMITED** Thro Its Director **YOGESH GOENKA**(Individual)

Party Name	Document Type	Document Number
RANCHI ENTERPRISES AND PROPERTIES LIMITED Previously Known As RANCHI ZEMINDRY LIMITED Thro Its Director YOGESH GOENKA	PAN/UID	AABCR4230P

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	RANCHI ENTERPRISES AND PROPERTIES LIMITED Previously Known As RANCHI ZEMINDRY LIMITED Thro Its Director YOGESH GOENKA Address1 - F-10, FIRST FLOOR, KAILASH COLONY, P.S. GREATER KAILASH-1, NEW DELHI-110048, DIST. DELHI, STATE DELHI, Address2 - , , , Jharkhand PAN No.: AABCR4230P, Permission Case No.-	Yes	Yogesh Goenka Address:- F-10, First Floor, Near Kailash Colony Metro, Kailash Colony, South Delhi, Kailash Colony, South Delhi, 110048, , Delhi, India		SELLER Age:53			
2	SHREE RAM ENTERPRISES PRIVATE LIMITED Thro Its Director PARTH KEJRIWAL Address1 - 11/2 GEL CHURCH COMPLEX, MAIN ROAD, RANCHI-834001, P.S. LALPUR, DIST. RANCHI, STATE JHARKHAND, Address2 - , , , Jharkhand PAN No.: AAQCS9478R, Permission Case No.-	Yes	Parth Kejriwal Address:- , Opp Tata Saw Mills, H B Road Lalpur, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		PURCHASER Age:25			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRMALYA ROY S/o-D/o ASHOK KUMAR ROY Address1 - RANCHI DIESELS LINE TANK ROAD, NEAR FIRAYALAL CHOWK, P.S. KOTWALI, DIST. RANCHI, STATE JHARKHAND, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAYA KEJRIWAL Address1 - HB ROAD, OPP. TATA SAW MILLS, LALPUR, DIST. RANCHI, STATE JHARKHAND, Address2 - ... , Jharkhand			

[Signature]
Signature of Operator

[Signature]
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (RANCHI ENTERPRISES AND PROPERTIES LIMITED Previously Known As RANCHI ZEMINDRY LIMITED Thro Its Director YOGESH GOENKA), has/have admitted the execution before me. He/ She/ They has / have been identified by (NIRMALYA ROY) Son/Daughter/Wife of (ASHOK KUMAR ROY) resident of (RANCHI DIESELS LINE TANK ROAD, NEAR FIRAYALAL CHOWK, P.S. KOTWALI, DIST. RANCHI, STATE JHARKHAND) and by occupation (Business).

[Signature]
Signature of Registering Officer

Date:- 10-Mar-2021

[Signature]
Seal and Signature of Registering Officer



CERTIFICATE

Office of the SRO - Ranchi

This Sale Deed was presented before the registering officer on date 12-Mar-2021 by RANCHI ENTERPRISES AND PROPERTIES LIMITED Previously Known As RANCHI ZEMINDRY LIMITED Thro Its Director YOGESH GOENKA, S/O, D/O, W/O LATE SRI OM PRAKASH GOENKA resident of F-10, FIRST FLOOR, KAILASH COLONY, P.S. GREATER KAILASH-1, NEW DELHI-110048, DIST. DELHI, STATE DELHI, .. This deed was registered as Document No:- 2021/RAN/1987/BK1/1774 in Book No :- BK1, Volume No :- 227 from Page No :- 243 to 372 at, office of SRO - Ranchi

Date:- 12-Mar-2021


Registering Officer

