

31470

1R9



Map
1959

Ranchi
VOL NO. 45/1959
page No. 559
564
Deed No. 6867

APP
323
7/1/91

True Copy.

Den. Ranchi
9.1.91

This Deed of Sale Made on the Eleventh Day of December, nine Hundred Fifty Nine Between Deori Nandan Modi Son of late Jampat Rai by Caste Agarwala by occupation business - resident of upper Bazar Ranchi, Police Station Ranchi P.O. Ranchi District Ranchi (hereinafter called the Vendor of the one part — — — — —) And Professor Ram Nathesh Trivedi Son of Shri Jaimangal Trivedi by Caste Brahmin, by occupation Service resident of Uttar Sandi P.S. Warisnagar P.O. Char mehli Pargana Barail District Darbhanga at present at Ranchi, Police Station Ranchi P.O. and District Ranchi (hereinafter called the Purchaser) of the other part (Sd/- Deori Nandan Modi 11.12.59) (Page 2 of 2 + terms Vendor and Purchaser unless repugnant to the context shall mean and include their respective heirs legal representatives and administrators. —

Witness Municipal Engineer For Panchratna Promoters Private Limited
Tratek More
DIRECTOR



Rs. 7100/- (Seven thousand and one hundred, —
 Now this deed witnesseth As follows:—
 That in presence of the said agreement and
 in consideration of Rs 7100/- (Rupees seven thou-
 sand and one hundred) only (the receipt of
 which the Vendor admits acknowledges and from
 the same and every part thereof is acquitted and
 + discharge and absolute the Purchaser and the
 Property for ever the Vendor doth hereby sell,
 grant convey and transfer absolutely forever
 to the Purchaser 12 Kathas and 32 square feet
 out of M.S. plot no. 205. Shown in Red in the
 Map attached and more fully described in the
 Schedule below to the said Purchaser the said
 lands with all right title interest demand
 whatsoever to hold the same to the Purchaser
 as (Sd) Deoki Nandan Modi 11.12.59) (Page-4)-4
 absolute owner, the Vendor doth hereby agree
 + consent with the Purchaser that the Lands hereby
 sold granted conveyed and transferred abso-
 lutely for ever to the Purchaser are free
 from all encumbrances And that the Vendor
 has permanent heritable transferable Chapar-
 bandi right and that the Vendor has subsisting
 right title and interest and that he has
 full power of disposal for PANCHRATNA PROMOTERS PRIVATE LIMITED Vendor

Prateek More

DIRECTOR



Doth further Covenant with the purchaser to indemnify against any loss, damage arising due to defect in title of the vendor in the land hereby sold granted conveyed and transferred absolutely for ever. And that the purchaser has been put in to possession and he shall hereafter peaceably hold, use and enjoy the land hereby sold, granted conveyed and transferred absolutely without any let or hindrance from the vendor or any body claiming through vendor either in equity or law and that the purchaser is at liberty to get his name mutated in the Sheriata of the land and the Panchnagar Municipality and wherever necessary and pay rent and taxes hereby payable or that may become payable. And that the said vendor and all persons claiming through or under him shall (Sd) Deoki Nandan mod i 11.12.59) (Page 5) 5 - and will from time to time upon the request of the said purchaser do and execute and cause to be done or executed all such acts and deeds and things whatsoever for further and more perfectly assuring the said land unto the said purchaser and placing

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



him in possession of the same according to the true content and meaning of these presents and shall or may be reasonably required at the cost of the purchaser.

In witness whereof the Vendor has signed this deed on the day and year first above written Schedule of the lands - All that piece and parcel of land being twelve Kathas thirty two square feet out of M.S. Plot No. 205 corresponding to R.S. Plot No. 867 of Khata No. 136 marked 205/c in the map and shown in red situated at village Porhabadi Pargana Khukhra, Police Station Ranchi P.S. No. 192 District Ranchi lying within the Sub Registration office Ranchi and District Sub Registration office and Collectorate Ranchi ward No. 7 R.M. having Chhaparbandi right the annual chhaparbandi rent payable Rs. 3/4 and bounded and butted as follows:

North: Self portion of Plot No. 205 marked $\frac{205}{D}$ South: Self portion of Plot No. 205 marked $\frac{205}{D}$ (S.D. Deorki Nandan Modi: 11.12.59)

(Page 6) - East: Plot No 209 and 210 West: Road, S.D. Deorki Nandan Modi: 11.12.59. Signature of Vendor

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



Witnesses. 1. purushottam Ram Ganjhu 11.12.59.
 2. Shree Krishna Prasad Srivastava 11.12.59 -
 Typed by. S.D. N. Sahay. P.O. Ranchi
 No. 493 dt. 4. XII. 59. N.W. Stamp worth Rs. 15/-
 Sold to Sd. Deoki Nandan Modi of Ranchi with N.W.
 Stamp of Rs. 7.50 N.P. only. Sd. Jagad U. XII. 59
 Ranchi. Sold with No. 493 dt. 4. XII. 59 dt.
 Jagad 4/12/59.

Copy Original True Copy
Bhagshree Prasad Sd. A. Aggarwal
 23.12.59 Remitting Officer
Shri Ram Lal Chandra Prasad 23.12.59

Copy Original
B. K. Saha 9.1.91 9/1/91
 9.1.91

Stamp Rs. 150 Rs.
 Stamp Rs. 7 Rs. 5 As.
 23

200 Paid
 400 40/100/-
 200 30/100/-
 200 20/100/-

Sd. Aggarwal
 14.12.59

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Prabhu Mohan
 DIRECTOR



१४.१२.५४. १०३
१३

११२०. ३०२५३६/५१
D. D. with Rs. Prasad madi
14.12.59.
D. A. Ashkar.
E. No. 14.12.59.

देवजी नन्दन गोखी
गव पतराफ गोखी
रांची
महाप्रवासी को. पा. लि.

D. A. Ashkar
14.12.59
D. Deorji Nandan madi
14.12.59.

9
88
D. A. Ashkar
23.12.59 (Seal)
D. A. Ashkar.
D. A. Ashkar.

Execution is admitted by the above Deorji Nandan madi who is identified by D. Ashkar P. D. madi, Slo. Gampal-Rand at the same place. Likewise, A sum of Rs. 9100/- (Seven thousand one hundred only) is found in my possession.

Copy of D. Ashkar Prasad 23.12.59
Copy of D. Ashkar Prasad 23.12.59

19. No. 371V 35158
received money, in full of seven thousand one hundred rupees only, in possession of D. Ashkar Prasad
D. Deorji Nandan madi

Copy of D. Ashkar Prasad 9.1.91
Copy of D. Ashkar Prasad 9.1.91

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR

31/10

1R9

MORHABADI-RANCHI MUNICIPALITY
 RD. NO. VII SHEET NO. 4 SCALE 64"=1 MILE
 OR- OF PLOT NO. 205 } Area
 RED MARKED 205 } B.K. Ch. 84F
 D. 12.0.32

SELLER'S NAME - DEOKI NANDAN MODI
 PURCHASER'S NAME - PROFESSOR RAM NAKESH TRIVEDI

TRUE COPY
 206 Y.No. 4 ST
 Page. 559 to 564
 207 Decd No 6867
 Year. 1958

R.O

Sd. Deoki Nandan
 Modi
 11.1.58

Ma
 19
 R
 V
 F
 D



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratule Mune

Director

W.M.

5192

4775



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 215c4f9b937353c06900

Receipt Date : 19-Sep-2020 03:32:08 pm

Receipt Amount : 322000/-

Amount In Words : Three Lakh Twenty Two Thousands Rupees Only

Token Number : 20200000076410

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : SUNIL KUMAR TRIVEDI (Vendee)

GRN Number : 2001979452



:- For Office Use :-

शुल्क का प्रमाण पत्र जारी किया गया है।
 1999 की धारा 62 अन्तर्गत दण्डनीय अपराध है।
 23

Signature

Prateek More
 21/09/2020

21/09/2020

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Carb Agarwals
 21/9

प्राप्त पशुपालन वी भूमि घोटाला
 एवं खाशमहल लीज की सूची में
 वर्णित प्लॉट दर्ज नहीं है 21/9

Valuation 8047200/-
 Stamp 322000/-
 Law - 695564/-
 21/9



THIS DEED OF SALE is made on this the 21st day of September, 2020 at Ranchi

BETWEEN

Raj Kishore Modi Date of Birth - 29.12.1937 son of Late Mastram Modi, Grandson of Late Ramkumar Ganpat Rai, by Caste - Agarwal/Marwari, By Faith - Hindu, by Occupation - Business, Resident of Upper Bazar, Ranchi, P.S. - Kotwali, Thana No.199, District - Ranchi, State- Jharkhand, Indian Citizen UID No. - 777732102625, PAN - ACNPM6484H, MOB - 9431701085 represented through his Power of Attorney Holder **MR. PRATEEK MORE** Date of Birth - 15.09.1986, UID : 769223170165 Mob. 9835139913, Son of Shri Kamal Kumar More, Grand Son of Late Satyanarayan More. by faith- Hindu, by Caste- Agrawal/Marwari, by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand. Indian Citizen appointed vide Power of Attorney being Power Book No. BK4, Volume No. 40, Page No. 1 to 48, Deed No. 5045 / 393, Document No. 2020/RAN/5045/BK4/393 dated 12.09.2020 registered in the office of District Sub Registrar, Ranchi (hereinafter called the **VENDOR**) of the **ONE PART**.

Prateek More
 21.09.2020

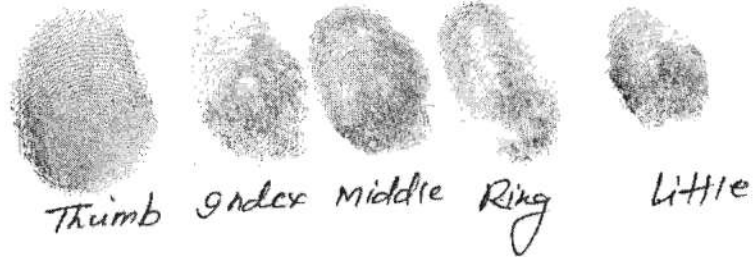
मजबूत प्रमाणित है
 से 21/9

गैर मजबूत प्रतिबंधित सूचि से
 खाली प्रमाणित है
 For PANCHRATNA PROMOTERS PRIVATE LIMITED...
 का मिलावट किया दर्ज नहीं पाया
 Prateek More
 DIRECTOR

गैर मजबूत प्रतिबंधित सूचि से
 खाता No. 512... प्लॉट... 205
 का मिलावट किया दर्ज नहीं पाया
 P
 21/9



Prateek More
21-09-2020



21/09/2020
Prateek more
Kamal Kr. More
Upper Bazar Ranch,
Business
21/03/2020



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR

AND

(1) KIRAN TRIVEDI Date of Birth - 24/01/1956, wife of Late Arun Kumar Trivedi, Daughter of Late Sachida Nand Sinha, Grand Daughter of Late Shatrughan Prasad Sinha, by Occupation - Housewife (2) SUNIL KUMAR TRIVEDI Date of Birth - 03/10/1959, Son of Late Ram Naresh Trivedi, Grandson of Jai Mangal Trivedi, by Occupation - Retired, both by Caste - Brahmin, by Faith - Hindu, Residents of Trivedi Niwas, Morabadi, P.S. - Bariatu, District - Ranchi, State - Jharkhand, Indian Citizen (hereinafter called the PURCHASERS) of the OTHER PART.

(1) UID - 225445455232 PAN- ABMPT7200Q MOB- 9934399909

(2) UID - 262917763613 PAN- ABMPT7201R MOB- 9709127780

WHEREAS the VENDOR is the owner of the land measuring 07 Katha i.e. 11.57 Decimals out of 20 Kathas being portion of M.S. Plot No. 205, situated at Village - Morabadi, P.S. - Ranchi, at present P.S. - Bariatu, P.S. No. 192, District - Ranchi morefully and particularly described in schedule below

AND WHEREAS land of M.S. Plot No. 205, measuring 879 Kari situated at Village - Morabadi, P.S. - Ranchi, P.S. No. 192, District - Ranchi has been recorded in Municipal Records of Right in the name of Deoki Nandan Mishir son of Janki Mishir by Caste - Brahmin, Resident of Niche Bazar as occupier and Babu Harihar Singh & others as owner.

AND WHEREAS said Deoki Nandan Mishir son of Janki Mishir have sold land of M.S. Plot No. 205, measuring 879 Kari situated at Village - Morabadi, P.S. - Ranchi, P.S. No. 192, District - Ranchi to Sriram Kumar Ganpati Rai vide Sale Deed no. 1027 which is entered in Book No. 1, Volume No. 18, Page No. 43 to 48 in the year 1935 registered in the office of District Sub Registrar, Ranchi since the date of purchase Sriram Kumar Ganpati Rai remained in peaceful possession over the said purchased land as absolute owner thereafter a mutual family partition took place between the legal heir and successors of Sri Ram Kumar Ganpat Rai by virtue of a registered Partition Deed No. 6198 dated 26.08.1946 which is entered in Book no. 1, Volume No. 35, Page No. 529 to 537 in the year 1946 registered in the office of District Sub Registrar, Ranchi in which Mastram Modi got land measuring 20 Katha being portion of Plot No. 205 situated at Village - Morabadi, P.S. - Ranchi, P.S. No. 192, District - Ranchi.

AND WHEREAS said Mastram Modi had entered into an agreement for sale of land measuring 07 Katha i.e. 11.57 Decimals out of 20 Kathas and also gave the peaceful possession of the land on 23.08.1975 measuring an area of 07 katha

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Moha
DIRECTOR

Prateek Moha
21.09.2020

i.e. 11.57 decimals out of 20 kathas being portion of M.S. Plot No. 205, situated at Village - Morabadi, P.S. - Ranchi, at present P.S. - Bariatu, P.S. No. 192, District - Ranchi morefully and particularly described in schedule below with Sunil Kumar Trivedi (one of the present purchaser) on 23.08.1975, for a total consideration 7,500/- (Rupees Seven Thousand Five Hundred) only which was also paid by the Sunil Kumar Trivedi (one of the present purchaser) to Mastram Modi, but due to his poor health condition he was not able to execute the sale deed in his favour and later on he died leaving behind his son Raj Kishor Modi (Vendor) as his legal heir and successor who had inherited land measuring 07 Katha i.e. 11.57 Decimals out of 20 Kathas of the said land by way of inheritance.

AND WHEREAS Raj kishor Modi to fullfill the last will of his father (the Vendor) agreed to execute the sale deed for land measuring 07 Katha i.e. 11.57 Decimals out of 20 Kathas being portion of M.S. Plot No. 205, situated at Village - Morabadi, P.S. - Ranchi, at present P.S. - Bariatu, P.S. No. 192, District - Ranchi morefully and particularly described in schedule below in favour of Kiran Trivedi & Sunil Kumar Trivedi with regard to the said consideration 7,500/- (Rupees Seven Thousand Five Hundred) only which was already paid by the purchaser on 23.08.1975 to the deceased Mastram Modi.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforementioned agreement and in consideration of payment of **Rs. 7,500/- (Rupees Seven Thousand Five Hundred) only** consideration (the receipt whereof the VENDOR doth hereby admit and acknowledge and from the same and every thereof acquit, absolve and discharge the PURCHASERS and the property for ever) the VENDOR doth hereby grant, convey, assign, sell and transfer absolutely and forever TO and UNTO the PURCHASERS said land 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, pathways, right, lights 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 VENDOR to, into and upon the land hereby granted, conveyed, assigned, sold and transferred absolutely and forever TO HAVE AND TO HOLD the same as absolute owner thereof. The VENDOR covenants with the PURCHASERS that the lands hereby granted, conveyed, assigned, sold and transferred absolutely and forever are free from all encumbrances, trust, liens, lispence, tenancy, attachment and execution whatsoever and that the VENDOR has indefisible title and exclusive right to grant, convey, assign, sell and transfer absolutely and forever the lands hereby granted, conveyed, assigned, sold and transferred absolutely and forever and that the VENDOR not :dealt with the same in any manner previously nor the VENDOR has entered into agreement for sale of the said lands to any other person. The VENDOR also covenants with the PURCHASERS that the VENDOR has not-taken loan from any Bank, Financial Corporation or any other agency or

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratule Mohan

DIRECTOR

Pratule Mohan

21-09-2020

person by encumbering and mortgaging the lands hereby sold to the PURCHASERS. Now the PURCHASERS who were in possession over the land hereby sold shall continue to remain in possession and shall be entitled to construct house and other structures, to get wells excavated, plant trees and garden and use the land in any manner he likes without any let, hinderance, interruption, claim or demand by the VENDOR or an person claiming through or under the VENDOR. The VENDOR has delivered all the original documents of title and other papers relating etc the property "to the PURCHASERS. The VENDOR also covenants with the PURCHASERS that, the VENDOR shall indemnify the PURCHASERS against all losses, damages, claim, demand and liability whatsoever, it any which the PURCHASERS may sustain, pay or incur or be put to by reason of any defect in the title of the VENDOR or any person claiming through or under the VENDOR either in equity or in law or in the case any encumbrances is discovered. Now the PURCHASERS shall be entitled to set his name mutated in the Sirista of the State of Jharkhand through Circle Officer. **Bargain Anchal**, Ranchi and the Ranchi Municipal Corporation or wherever necessary and shall pay rent and taxes in his name.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring 07 Katha i.e. 11.57 Decimals out of 20 Kathas being portion of M.S. Plot No. 205, situated at Village - Morabadi, P.S. - Ranchi, at present P.S. - Bariatu, P.S. No. 192, District - Ranchi corresponding to Old Holding No. 142/B at present Holding No. 0040005218000A1 within ward o. 4 of Ranchi Municipal Corporation, Ranchi in the State of Jharkhand lying within the District Registration and District Sub-Registration Office, Ranchi and delineated in Red wash in the map attached forming part of this deed and bounded and butted as follows:-

North :- Private Road
South :- Land of Sunil Kumar Trivedi & Arun Kumar Trivedi
East :- M.S. Plot No. 208
West :- Morabadi Road

Measurement

North by :- 60 feet 05 inch
South by :- 61 feet 05 inch
East by :- 71 feet 05 inch
West by :- 47 feet 10 inch

Annual Rent Rs. 0.50 payable to the State of Jharkhand through Circle Officer new Baragain Anchal Ranchi.

Prateek More

*Prateek More
21-09-2020*

Though the purchasers are purchasing the said property on 7,500/- (Rupees Seven Thousand Five Hundred) only but as per the Government valuation property is valued Rs. 80,47,700/- (Rupees Eighty Lakhs Forty Seven Thousand and Seven Hundred).

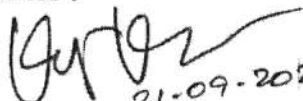
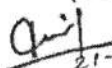
CERTIFICATE

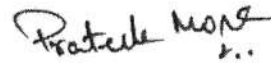
Certify that the land in Schedule according to entry in records of right in neither Govt. Land, nor has the same been acquired by the Govt. For Defence or Civil Purpose. The Land in Schedule has not been given on Bhudan and is out side the forest Area, nor belongs to temple, Mosque, Church, Graveyard, Masna and not belongs to BCCL, CCL, ECL nor belongs to Schedule tribes and free from all sides.






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

Witness :

Signature of Vendor

1. 
 21-09-2020
 Kishlay Kumar
 Son of late Arun K. Thivedi
 TRIVEDI NIWAS, MORHABADI,
 2. 
 21-09-2020
 Sunil Goyal
 S/O Ganesha Agarwal
 Chuhra, Ruchi


 Prateek More
 21-09-2020

				
Little	Ring	Middle	Fore	Thumb

Signature of Purchasers

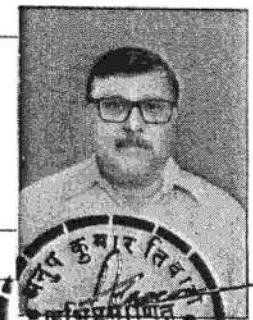
1.

P. K. Khed

21-09-2020



Little	Ring	Middle	Fore	Thumb



2.

Kheda
21-09-2020



Little	Ring	Middle	Fore	Thumb



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

Drafted by :

Kheda

Typed by :- A

Prateek More
r.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

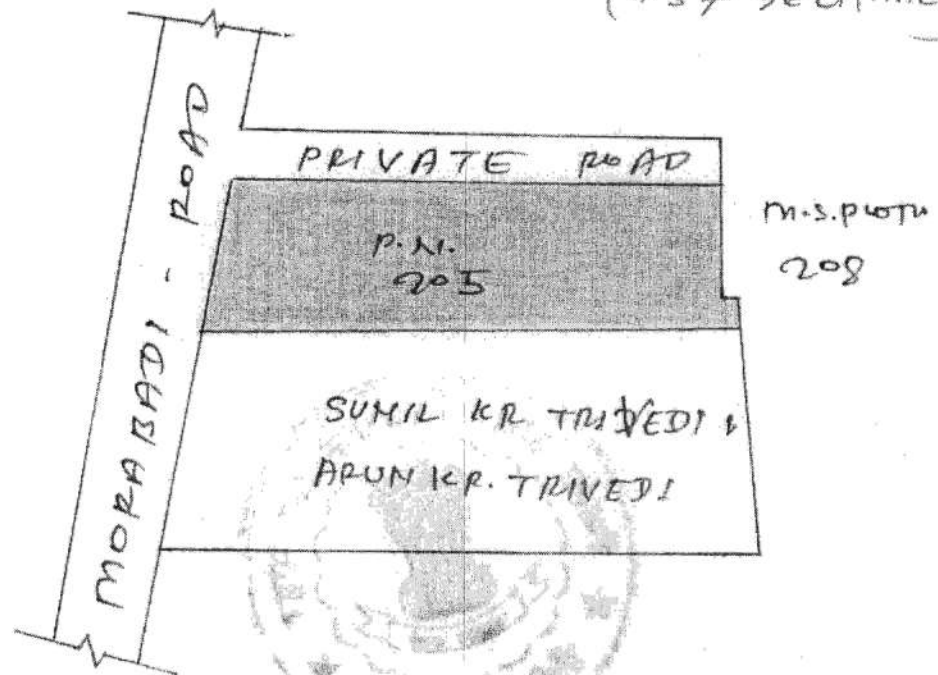
Prateek More
r. DIRECTOR

N
S

VILLAGE - MORABADI
THANA No - 192
THANA - DARIATU
DIST - PAN CHH, WARD No. 4
M.S. PLOT No - 205
SHOWN IN RED WASH

AREA
K-CH
07-00
0R.

(11.57 DEUMAL)



25/08/20/18

~~General Road~~

Prateek More
21-09-2020

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
DIRECTOR

5045

12/393



Government of Jharkhand
Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6390904d71fb055b87f1

Receipt Date : 12-Sep-2020 02:22:53 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

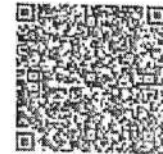
Token Number : 20200000073866

Office Name : SRO - Ranchi

Document Type : Power of Attorney

Payee Name : PRATEEK MORE (Vendee)

GRN Number : 2001893899



--: For Office Use :-

12/09/2020
12/09/2020

Prateek More
12-09-2020

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 हमारे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Cast. Marwari
12/19



No cash transaction has taken place on behalf of this power of attorney and no possession delivered by this power.

GENERAL POWER OF ATTORNEY

BE IT KNOWN ALL BY THESE PRESENTS that I, **Raj Kishore Modi** Date of Birth - 29.12.1937 son of Late Mastram Modi, Grandson of Late Ramkumar Ganpat Rai, by Caste - Agarwal/Marwari. By Faith - Hindu, by Occupation - Business, Resident of Upper Bazar, Ranchi, P.S. - Kotwali, Thana No.199, District - Ranchi, State- Jharkhand, Indian Citizen **UID No. - 777732102625, PAN - ACNPM6484H, MOB - 9431701085,**(hereinafter called Principal), do hereby appoint and nominate **MR. PRATEEK MORE** (DIN: 02817026), **UID : 769223170165 Mob. 9835139913** S/o Shri Kamal Kumar More, by faith- Hindu, by Caste- Agrawal/Marwari, by occupation- Business, R/o Gandhi Chowk, Upper Bazar, P.S.- Kotwali, District- Ranchi, State- Jharkhand, Indian Citizen(hereinafter called Power Holder) as constituted attorney of the Principal.

Thumb Index Middle Ring Little

Raj Kishore Modi
12-09-2020

प्राप्त पशुपालन वी भूमि घोटाळा
 एवं खासमहल वी सी सी सी में
 दर्जित प्लॉट दर्ज नही पाया

वैर मजसूबा प्रतिदीवित सूचि से
 खाता...M.S.P.प्लॉट...205
 का मिलान किया दर्ज नही पाया
PMJ

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



Ray ...
12-09-2020



12/09/2020
Raj Kishore Modi
Cate. M. Modi
Kolwari Panthi
Business

12/09/2020

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
... DIRECTOR

WHEREAS land of M.S. Plot No. 205, measuring 879 Kari situated at Village - Morabadi, P.S. - Ranchi, P.S. No. 192, District - Ranchi has been recorded in Municipal Records of Right in the name of Deoki Nandan Mishir son of Janki Mishir by Caste - Brahmin, Resident of Niche Bazar as occupier and Babu Harihar Singh & others as owner.

AND WHEREAS said Deoki Nandan Mishir son of Janki Mishir have sold land of M.S. Plot No. 205, measuring 879 Kari situated at Village - Morabadi, P.S. - Ranchi, P.S. No. 192, District - Ranchi to Sriram Kumar Ganpati Rai vide Sale Deed no. 1027 which is entered in Book No. 1, Volume No. 18, Page No. 43 to 48 in the year 1935 registered in the office of District Sub Registrar, Ranchi since the date of purchase Sriram Kumar Ganpati Rai remained in peaceful possession over the said purchased land as absolute owner thereafter a mutual family partition took place between the legal heir and successors of Sri Ram Kumar Ganpat Rai by virtue of a registered Partition Deed No. 6198 dated 26.08.1946 which is entered in Book no. 1, Volume No. 35, Page No. 529 to 537 in the year 1946 registered in the office of District Sub Registrar, Ranchi in which Mastram Modi got land measuring 20 Katha being portion of Plot No. 205 situated at Village - Morabadi, P.S. - Ranchi, P.S. No. 192, District - Ranchi.

AND WHEREAS said Mastram Modi died leaving behind his son Raj Kishor Modi (executant) as his legal heir and successor who had inherited land measuring 07 Katha i.e. 11.57 Decimals out of 20 Kathas of the said land by way of inheritance and coming in peaceful possession over the said land.

AND WHEREAS, due to my(Executant) personal engagements and also being busy with other work I am personally unable to attend to the execution and registration of the deed or deeds of sale at an early date with respect to the schedule property;

AND WHEREAS, constituted Attorney of the principal, is hereby authorized to do and perform on my behalf all or any of the following act, deeds and things mentioned herein below, i.e. to say,

1. To look after, manage and conduct the affairs with respect to landed property morefully described in the schedule below for the benefit, gain and profit and its betterment in any way for me and on my behalf.
2. To appear and act in all courts, civil, revenue, registration office and in any other office or offices of the Government or semi government office or any local authority thereof relating to landed property morefully described in the schedule below
3. To file, institute, represent, conduct or defend in all suits, appeal,

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More
/..

DIRECTOR

Partition Deed
12-09-2020

applications, revisions, review, registration and survey court or any other office or offices and to appoint and engage lawyers and legal practitioners and advocates and to sign vakalatnama and appropriate powers for such purposes for landed property morefully described in the schedule below

4. To sign and verify all suits, rejoinders or written statements if occasion arises and present to the court on application in connection with any suit or proceedings and produce documents and receive back documents and file compromise petitions and to refer cases to arbitration for landed property morefully described in the schedule below
5. To negotiate on terms for and to agree to and sell landed property morefully described in the schedule below to any intending purchaser/s in his absolute discretion think fit and proper to agree upon and to enter into any agreement/s for such sale/s and/or to cancel end/or repudiate the same,
6. To present and execute any such deed or acts or sale, conveyance or conveyances or other document/s for registration thereof before the District Sub Registrar or any other officer(s) having authority for and to have them registered according to law in my name and on my behalf and endorse the registration according to law in my registration receipt after registration to said person or party with regard to landed property morefully described in the schedule below

And I do hereby agree to ratify and confirm all acts, deeds and things lawfully done by my said Attorney as if done by me for all intents and purposes in respect of landed property fully described in the schedule herein below.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land measuring 07 Katha i.e. 11.57 Decimals out of 20 Kathas being portion of M.S. Plot No. 205, situated at Village - Morabadi, P.S. - Ranchi, at present P.S. - Bariatu, P.S. No. 192, District - Ranchi which is bounded and butted as follows :-

North :- Private Road
South :- Land of Sunil Kumar Trivedi & Arun Kumar Trivedi
East :- M.S. Plot No. 208
West :- Morabadi Road

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha

DIRECTOR

12-09-2020

CERTIFICATE

Certified that the above mentioned land is not a tribal land or have any concern with the tribes. It is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or Pahnai & not related with Land scam, Fodder scam or any other scam.

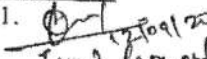
It is also certified that the above mentioned land is not a Kaishar-e-hind land, Gairmajarua Aam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

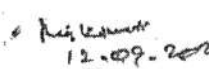
It is also certified that neither the Executant belong to Schedule Tribe or Schedule Caste or Backward Classes within the definition of C. N. T. Act nor the land mentioned above is subject matter of section 46 or other Sub clauses of section 46 of Chota Nagpur Tenancy Act.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.


In witness, whereof the Executant put his signature on 12th Day of September, 2020, in present of witnesses.

Witnesses

1. 
Sunil Khandelwal
S/O of Kamesh Agrawal
Crossai Yoli, Chikra


12-09-2020
Executant

12-09-2020

2. 
Deepika
S/O of Navakishor Khatiwala
Tilak Road, Coka
Ranchi



Thumb Index Middle Ring Little

For PANCHRATNA PROMOTERS PRIVATE LIMITED

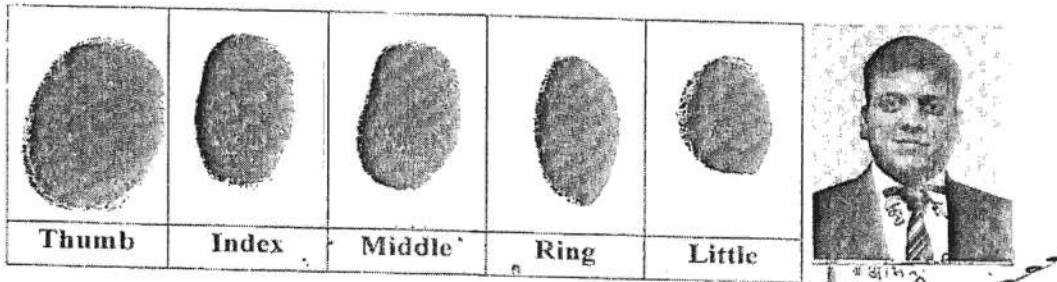


DIRECTOR

POWER ACCEPTED BY

Prateek More
v.
12-09-2020

ATTORNEY



Certified that the finger print of the left hand of each person whose photographs is fixed in the document have been obtained in my presence.

Typed by *A.K. Saly*

Drafted by :- *Prateek More*
12-09-2020

Prateek More
12-09-2020

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
v.
DIRECTOR

RANCHI MUNICIPAL CORPORATION, RANCHI**HOLDING TAX RECEIPT**

Receipt No. 420062020091506
 Department / Section : Revenue Section
 Account Description : Holding Tax & Others

Date : 20-06-2020
 Ward No : 4
 Holding No : 142/B
 New Holding No : 0040005218000A1

Received From Shri / Smt. **MR. ARUN KUMAR TRIVEDI S/O LATE RAM NARESH TRIVEDI, MR. SUNIL KUMAR TRIVEDI S/O LATE RAM NARESH TRIVEDI**

Address : **TRIVENI NIWAS MORABDAI RANCHI**

A Sum of Rs. 8259.00 (in words) **Eight Thousand Two Hundred Fifty Nine Rupees Only**

towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No **717137**

Dated **20-06-2020** Drawn on

State Bank of India

Place Of The Bank.

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

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	8694.00
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			8694.00
Rebate on Current Demand			434.70
Amount Received			8259.00

For Details Please Visit : www.ranchimunicipal.com
 OR Call us at 18001212241 or 0651-7145511

In Collaboration with
 Sparrow Softech Pvt. Ltd.
 H-117, Harmu Housing Colony,
 Sahjanand Chowk, Harmu Road,
 Ranchi - 834002

For **PANCHRATNA PROMOTERS PRIVATE LIMITED**

Pratibha More

DIRECTOR



Date of application for the copy	Date of receipt of the copy	Date of delivery of the copy	Date for which the copy was made	Date for which the copy is to be made
28/10/2022	28/10/2022	28/10/2022	28/10/2022	28/10/2022

Delgado St. Angel Forum No. 2

GENERAL MANAGER
 PANCHRATNA PROMOTERS PRIVATE LIMITED
 28/10/2022

No.	Name	Address	City	State	Pin Code	Phone No.	Signature	Date
1	ROY	Delgado St. Angel Forum No. 2	Jaipur	Rajasthan	302002		[Signature]	28/10/2022



28/10/2022
 [Signature]

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR



भारत सरकार
 Government of India
 राज किशोर मोदी
 Raj Kishor Modi
 जन्म तिथि / DOB : 29-12-1937
 पुरुष / Male



7777 3210 2625

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता
 S/O, महात्मा गांधी, 31, गान्धी
 चौक, उपरी बाजार रांची, रांची
 जिला, रांची, झारखण्ड, 834001

Address
 S/O, Mahatma Gandhi, 31, Gandhi
 Chowk, Upper Bazar Ranchi, Ranchi
 J.P.O., Ranchi J.P. O, Ranchi,
 Jharkhand, 834001

7777 3210 2625



Raj Kishor Modi

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Ratula Moha

DIRECTOR

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACNPM6484H



नाम /NAME
RAJ KISHORE MUDI

पिता का नाम /FATHER'S NAME
MASTRAM MODI

जन्म तिथि /DATE OF BIRTH
29-12-1937

हस्ताक्षर /SIGNATURE

Raj kishore modi







आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI

Raj kishore modi

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More

DIRECTOR

 <p>भारत सरकार Government of India</p>  <p>नाम: प्रतीक मोरे Prateek More जन्म तिथि/DOB: 15/09/1986 पुरुष / MALE</p>  <p>7692 2317 0165</p>	 <p>भारतीय संप्रतिष्ठा प्रमाण प्रणाली Unique Identification Authority of India</p> <p>पता: S/O कमल कुमार मोरे, सत्यनारायण सोनायम, गीर्डी रोड, अपर बाजार, रांची सी.पी.ओ., रांची, झारखण्ड - 834001</p> <p>Address: S/O Kamal Kumar More, Satyamayan Sonam, Gandhi chowk Upper Bazar, Ranchi G.P.O., Ranchi, Jharkhand - 834001</p> <p>7692 2317 0165</p>
<p>मेरा आधार, मेरी पहचान</p>	<p>1807  help@uidai.gov.in  www.uidai.gov.in</p>

For PANCHRATNA PROMOTERS PRIVATE LIMITED


Prateek More

DIRECTOR



आयकर विभाग
INCOME TAX DEPARTMENT
PRATEEK MORE
KAMAL KUMAR MORE
15/09/1986
Permanent Account Number
ALNPM4077F
Signature

भारत सरकार
GOVT OF INDIA



20/09/15

For PANCHRATNA PROMOTERS PRIVATE LIMITED


Prateek More

...

DIRECTOR



भारत सरकार
Government of India



सुनील गोयल
Sunil Goyal
जन्म तिथि/DOB: 21/03/1993
लिंग/ GENDER: MALE

7803 1157 2316
पिन: 9126 6996 9325 7725

जिसका आधार पर, मेरी पहचान

भारत सरकार
Government of India

पिन: S/O गणेश अग्रवाल, गोशाल टोल, चुरला, राँचे, झारखण्ड - 834001

Address:
S/O Ganesh Agrawal, Goshal Toll, Churla,
Ranchi,
Jharkhand - 834001

7803 1157 2316
पिन: 9126 6996 9325 7725

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Sunil Goyal

DIRECTOR

05/9



Pre Registration Docket

Date :- 12-09-2020 01:21 pm

Office Name :- SRO - Ranchi
Token No:- 2020000073866

Appoinment :- 24-Sep-2020 Time:- 12:36

Article	Power of Attorney
Pre Registration Date	12-Sep-2020
No. Of Pages	24
Stamp Duty	16
Paid Stamp Duty	0
Total Fees	₹ 10,720.

Property Address	VILLAGE-MORABADI THANA-BARIATU, THANA NO. 192, DIST-RANCHI
Property Description	M.S. PLOT NO. 205, AREA- 11.57 DECIMALS, WARD NO. 4

PRINCIPAL	-Mr. RAJ KISHORE MODI, Address - UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name LATE MASTRAM MODI , PAN No.- ,Permission Case No.- , Aadhaar No. *****2625
ATTORNEY	-Mr. PRATEEK MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name KAMAL KUMAR MORE , PAN No.- ,Permission Case No.- , Aadhaar No. *****0165

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
--------------------	--

1	Stamp Duty	16
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1	E(III)	10,000
Total		10,000
2	SP	720
Total		720

For PANCHRATNA PROMOTERS PRIVATE LIMITED

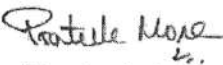
Prateek More

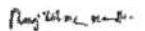
DIRECTOR

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED


DIRECTOR



Document Registration Summary 1

Date : 12-Sep-2020

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

On Date 12-09-2020 Presented at SRO - Ranchi
Signature of Presenter

(Signature)

SRO - Ranchi

Receipt : 361281

Receipt Date : 12-09-2020

Presenter Name: -

E(III)

₹10000

SP

₹800

Stamp Duty

₹100

Total

₹10900

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	16	100	-84	GRAS	PrateekMore	GRN Number : 2001893899 DEPT Transaction Id : 6390904d71fb055b87f1 Transaction Type :	100
E(III)	10000	10000	0	GRAS	PrateekMore	GRN Number : 2001892930 DEPT Transaction Id : dee79726d3454296b832 Transaction Type :	10000
SP	720	800	-80	GRAS	PrateekMore	GRN Number : 2001892930 DEPT Transaction Id : dee79726d3454296b832 Transaction Type :	800
Sub							

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More


DIRECTOR

W12/2020

NGDRS : National Generic Document Registration System

Article : Power of Attorney Number of Pages : 48

M.S.
Signature of Operator


Signature of Head Clerk


Signature of Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratish More

... DIRECTOR

9/12/2020

NGDRS : National Generic Document Registration System



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :-

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000073866

Deed Type	Power of Attorney
Number of Pages	48
Fee Details	Stamp Duty :- Rs. 16, E(III) :- Rs. 10000, SP :- Rs. 720,

Sh/Smt. RAJ KISHORE MODI s/o/d/o/w/o LATE MASTRAM MODI has presented the document for registration in this office today dated :- 12-Sep-2020 Day :- Saturday Time :- 15:34:38 PM



RAJ KISHORE MODI (Individual)

Party Name	Document Type	Document Number
RAJ KISHORE MODI	PAN/UID	777732102625

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RAJ KISHORE MODI Address1 - UPPER BAZAR KOTWALI RANCHI, Address2 - Jharkhand PAN No.: Permission Case No.-	Yes	Raj Kishor Modi Address:- 34, gandhi chowk, , Randhr Prasad Street Upper Bazar Ranchi, G.P.O., , Ranchi, 834001, , Jharkhand,		PRINCIPAL Age:82			




For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More




DIRECTOR

9/12/2020

NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	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		ATTORNEY Age:33			

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:

I/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.

For PANCHRATNA PROMOTERS PRIVATE LIMITED



DIRECTOR

9/12/2020

NGDRS : National Generic Document Registration System

Above mentioned, (**RAJ KISHORE MODI**), 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 (**GOSHAJ TOLI CHUTIA RANCHI**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 12-Sep-2020

Seal and Signature of Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Preetish More

DIRECTOR

Token No.: 20200000073866

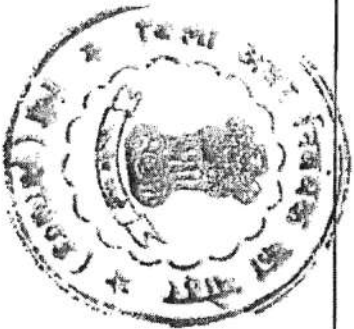
CERTIFICATE

Office of the SRO - Ranchi

This Power of Attorney was presented before the registering officer on date 12-Sep-2020 by RAJ KISHORE MODI, S/O, D/O, W/O LATE MASTRAM MODI resident of UPPER BAZAR KOTWALI RANCHI. This deed was registered as Document No:- 2020/RAW/5045/BK4/393 in Book No :- BK4, Volume No :- 40 from Page No :- 1 to 48 at, office of SRO - Ranchi

Date:- 12-Sep-2020

Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

BIHAR

INDIA

दो रुपये
पचास
नया पचास

दो रुपये
पचास
नया पचास

TWO RUPEES AND FIFTY PAISE

2

और मुझे लेखकानी को रुपये की एकलुपुत्र
 है इसलिए उक्त लेखकानी को 6500 (साठ हजार पांच सौ)
 रुपये में बिक्री करके भी बाकी की लेखकानी को
 लेखकानी से उक्त दो लेखकानी कुल 6500 (साठ
 हजार पांच सौ) रुपये लेखकानी
 से पाकर अपनी इच्छा अनुसार उक्त सम्पत्ति
 का इवला लेखकानी को किया। उक्त लेखकानी
 जिस प्रकार चाहे संपत्ति का प्रयोग करे,
 अथवा निम्न प्रकारों वादिका लगावे, स्वयं
 करे या किसी एक लजावे और आज से
 वही के अन्य अपने आम केवाला खिरी
 करे। मैं लेखकानी केवाला खिरी
 करे में दाल मंगेला करेगा तो लेखकानी
 को उत्तर होगा कि उक्त लेखकानी
 केवाला खिरी करेगा।

7-2-81
 P. N. ANAND

इसमें अपनी रानी बुरी में
 किया कि अथवा, अथवा वी लेखकानी
 में अब लेखकानी नामा लिखे दिना
 समय पर बस आवे। उक्त दिनांक 1 मई
 अप्रैल 1968 30/23 मई 1968
 म. 9 र 68 30

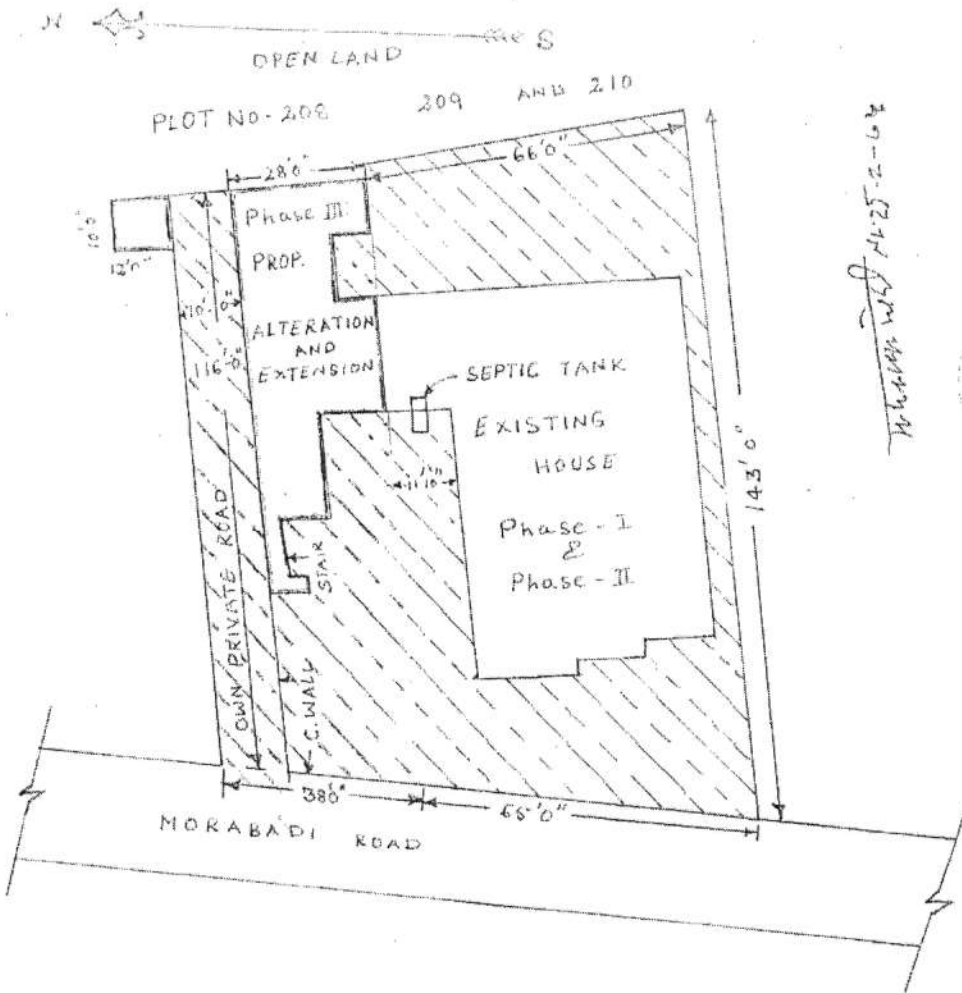
89-2-81
 P. N. ANAND

For PANCHRATNA PROMOTERS PRIVATE LIMITED

P. N. Anand

DIRECTOR

Name - Surin Kumar Tripathi
Morabadi, Baran, Madhya Pradesh
Survey and map dated 12/7/2018
Scale 1" = 300'



12/7/2018
11/25/2018

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: त्रिवेदी निवास, मोराबादी, यूनइटेड
बैंक ऑफ इंडिया के सामने, रांची,
झारखण्ड, 834008

Address: TRIVEDI NIWAS,
MORABADI, OPPOSITE UNITED
BANK OF INDIA, RANCHI,
Jharkhand, 834008



1947
1800-180-1947



help@uidai.gov.in



www.uidai.gov.in



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



भारत सरकार
GOVERNMENT OF INDIA



सुनील कुमार त्रिवेदी
Sunil Kumar Trivedi

जन्म वर्ष / Year of Birth : 1959

पुरुष / Male



2629 1776 3613

आधार — आम आदमी का अधिकार

S. K. Trivedi

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pradeep More

DIRECTOR

S. K. Trivedi

PERMANENT ACCOUNT NUMBER
ABMPT7201R

NAME
SUNIL KUMAR TRIVEDI

FATHER'S NAME
RAM NARESH TRIVEDI

DATE OF BIRTH
03-10-1958

SIGNATURE

Commissioner of Income Tax, Ranchi

S. P. K. Trivedi

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Prateek more
DIRECTOR




भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1007/60212/00442

To
 किरण त्रिवेदी
 KIRAN TRIVEDI
 TRIVEDI N WAS
 MORABAD
 OPPOSITE UNITED BANK OF INDIA
 RANCHI
 Ranchi, Jharkhand - 834008
 9934342300

Download Date: 18/08/2020

Issue Date: 27/05/2011


Signature No. 1007/60212/00442






आपका आधार क्रमांक / Your Aadhaar No. :
2254 4545 5232
VID : 9158 8126 9659 6584

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India




 किरण त्रिवेदी
 KIRAN TRIVEDI
 जन्म तिथि/DOB: 24/01/1956
 महिला/ FEMALE

Download Date: 18/08/2020

Issue Date: 27/05/2011

2254 4545 5232
VID : 9158 8126 9659 6584

मेरा आधार, मेरी पहचान

सूचना



- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

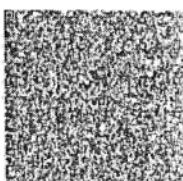
- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.




भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
 किरण त्रिवेदी, मोरबादी, युनैटेड बैंक ऑफ इंडिया के सामने रांची, रांची,
 झारखण्ड - 834008

Address:
TRIVEDI N.WAS, MORABADI, OPPOSITE UNITED BANK OF INDIA, RANCHI, Ranchi, Jharkhand - 834008



2254 4545 5232
VID : 9158 8126 9659 6584

 1947 |
  help@uidai.gov.in |
  www.uidai.gov.in

Kirani

For PANCHRATNA PROMOTERS PRIVATE LIMITED
Scanned with CamScanner

Prateek More
DIRECTOR

वर्तमान खाते संख्या / PERMANENT ACCOUNT NUMBER

ABMPT7200Q



नाम / NAME
KIRAN TRIVADI

पिता का नाम / FATHER'S NAME
SACHIDA NAND SINHA

जन्म तिथि / DATE OF BIRTH
24-01-1954

हस्ताक्षर / SIGNATURE

K Trivadi

S. N. Sinha

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME TAX, RANCHI

K Trivadi

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Kumar

2.. DIRECTOR

भारत सरकार
GOVERNMENT OF INDIA




प्राटेक मोर
Prateek More
जन्म वर्ष / Year of Birth: 1999
पुरुष / Male



7692 2317 0165

आधार - आम आदमी का अधिकार

भारतीय विधिगत पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA



पता: S/O कमल कुमार मोर
सत्यनारायण गीताराम, गंधी चौक, अरर
बाजार, रांची जी.पी.ओ., रांची, झारखण्ड,
834001

Address: S/O Kamal Kumar More,
Satyanarayan Sitaran, Gandhi
chowk Upper Bazar, Ranchi
G.P.O., Ranchi G.P.O., Ranchi,
Jharkhand, 834001

1847
1800 300 1847

http://idaa.gov.in

www.idai.gov.in

P.O. Box No. 1847,
Bengaluru-600 001

Prateek More

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATEEK MORE

KAMAL KUMAR MORE

15/09/1986

Permanent Account Number
ALNPM4077F

Prateek More

Signature



20872005

Prateek More
..

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More
..

DIRECTOR



भारत सरकार
Government of India



सुनील गोयल
Sunil Goyal
जन्म तिथि/DOB 21/01/1983
पुरुष/ Male



7803 1157 2316*

VID: 9126 6886 9825 7773

मेरा आधार, मेरी पहचान

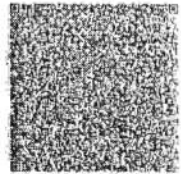


भारतीय विश्वविद्यालय पहचान प्रणाली

Unique Identification Authority of India

पता:
S/O गणेश अगुवाल, गोसाई टोली, चुटिया, राँची,
झारखण्ड - 834001

Address:
S/O Ganesh Agawal, Goshai Toli, Chutia,
Ranchi,
Jharkhand - 834001



QR Code with Photo/Signature

7803 1157 2316

VID: 9126 6886 9825 7773

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

.. DIRECTOR

C/S
2/19



Pre Registration Docket

Date :- 19-09-2020 01:12 pm

Office Name :- SRO - Ranchi
Token No:- 20200000076410

Appoinment :- 30-Sep-2020 Time:- 12:54

Article	Sale Deed
Pre Registration Date	19-Sep-2020
No. Of Pages	44
Stamp Duty	321908
Paid Stamp Duty	0
Total Fees	₹ 2,47,905.

Property Id: **390298**

Valuation No. : 516779 / 2020	:- 2020-2021	User Id : 3516	Date : 19-September-2020 13:43:PM
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi	
Morabadi Word No 4 - Main Road			
Holding Number - 0040005218000A1			
Khata Number - 00			
Plot Number - 205			
Valuation Rule : Commercial land			
Property Details			
1	Land area	11.57 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 11.57 x 695564=8047675.48	₹80,47,675/-
A	Total		₹80,47,675/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹80,47,700/-
Total Amount In Words : Eighty Lakhs Forty Seven Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: M.S. PLOT NO. 208, West: MORABADI ROAD, South: LAND OF SUNIL KUMAR TRIVEDI AND ARUN KUMAR TRIVEDI, North: PRIVATE ROAD
Area	Land area : 11.57 Decimal

Prateek Mohan

Other Description of the Property	Pin Code - 834008
Government/Market Value	8047675.48
Transaction Amount	7500

SELLER	-Mr. PRATEEK MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI-, Father/Husband Name KAMAL KUMAR MORE, PAN No.- *****077F, Permission Case No.-, Aadhaar No. *****0165
	-Mr. RAJ KISHORE MODI THRO, Address - UPPER BAZAR KOTWALI RANCHI-, Father/Husband Name LATE MASTRAM MODI, PAN No.-, Permission Case No.-, Aadhaar No. *****2625
PURCHASER	-Mr. SUNIL KUMAR TRIVEDI, Address - TRIVEDI NIWAS MORABADI BARIATU RANCHI-, Father/Husband Name LATE RAM NARESH TRIVEDI, PAN No.- *****201R, Permission Case No.-, Aadhaar No. *****3613
	-Mrs. KIRAN TRIVEDI, Address - TRIVEDI NIWAS MORABADI BARIATU RANCHI-, Father/Husband Name LATE SACHIDA NAND SINHA, PAN No.- *****200Q, Permission Case No.-, Aadhaar No. *****5232

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
--------------------	---

Property Id:390298		
Fee Rule:Sale Deed		
1	Stamp Duty	3,21,908

1	SP	1,320
Total		1,320
Property Id:390298		
Fee Rule:Safe Deed		
1	M(b) Fee	150
2	I fee	5,000
3	PR	1
4	LL	3
5	A1	2,41,431
Total		2,46,585

For PANCHRATNA PROMOTERS PRIVATE LIMITED

2 / 3

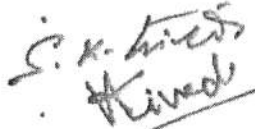
Prateek More


DIRECTOR

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED


" DIRECTOR



Document Registration Summary 1

Date :-21-Sep-2020

- Government/Market Value: ₹8047700/-
- Transaction Amount: ₹750000/-
- Paid Stamp Duty: ₹322000/-

On Date 21-09-2020 Presented at SRO - Ranchi
Signature of Presenter

Prateek More
SRO - Ranchi

Receipt : 365154

Receipt Date : 21-09-2020

Presenter Name: PRATEEK MORE

PR	₹1
SP	₹1320
I fee	₹5000
M(b) Fee	₹150
LL	₹98
A1	₹241431
Stamp Duty	₹322000

Total ₹570000

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	321908	322000	-92	GRAS	SunilKumarTrivedi	GRN Number : 2001979452 DEPT Transaction Id : 215c4f9b937353c06900 Transaction Type :	322000
PR	1	1	0	GRAS	SunilKumarTrivedi	GRN Number : 2001979964 DEPT Transaction Id : 9a98cf4e713c66cee6b5 Transaction Type :	1

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

SP	1320	1320	0	GRAS	SunilKumarTrivedi	GRN Number : 2001979964 DEPT Transaction Id : 9a98cf4e713c66cee6b5 Transaction Type :	1320
I fee	5000	5000	0	GRAS	SunilKumarTrivedi	GRN Number : 2001979964 DEPT Transaction Id : 9a98cf4e713c66cee6b5 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	SunilKumarTrivedi	GRN Number : 2001979964 DEPT Transaction Id : 9a98cf4e713c66cee6b5 Transaction Type :	150
A1	241431	241431	0	GRAS	SunilKumarTrivedi	GRN Number : 2001979964 DEPT Transaction Id : 9a98cf4e713c66cee6b5 Transaction Type :	241431
LL	3	98	-95	GRAS	SunilKumarTrivedi	GRN Number : 2001979964 DEPT Transaction Id : 9a98cf4e713c66cee6b5 Transaction Type :	98
Sub Total	569813	570000	-187				

Article : Sale Deed Number of Pages : 88

ME
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Poojesh More
v..

DIRECTOR





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000076410

Deed Type	Sale Deed
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 321908, PR :- Rs. 1, SP :- Rs. 1320, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 241431, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.8047675/- , Transaction Amount :- Rs.7500/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Main Road, Morabadi Word No 4 Property Boundaries :- East: M.S. PLOT NO. 208, West: MORABADI ROAD, South: LAND OF SUNIL KUMAR TRIVEDI AND ARUN KUMAR TRIVEDI, North: PRIVATE ROAD Holding Number - 0040005218000A1Khata Number - 00Plot Number - 205 Area Of Land :- 11.57 Decimal

Sh./Smt.PRATEEK MORE s/o/d/o/w/o KAMAL KUMAR MORE has presented the document for registration in this office

today dated :- 21-Sep-2020 Day :- Monday Time :- 15:12:22 PM



PRATEEK MORE(Power Of Attorney)





Party Name	Document Type	Document Number
PRATEEK MORE	PAN/UID	ALNPM4077F

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PRATEEK MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - Jharkhand PAN No.: ALNPM4077F,Permission Case No.-	Yes	Prateek More Address:- , Satyanarayan Sitaram, , Gandhi chowk Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		SELLER Age:34			



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	RAJ KISHORE MODI THRO ... Jharkhand PAN No.:	No	Address:- ... Jharkhand PAN No.:	PRATEEK MORE	SELLER Age:82			
3	KIRAN TRIVEDI Address1 - TRIVEDI NIWAS MORABADI BARIATU RANCHI, Address2 - ... Jharkhand PAN No.:	Yes	KIRAN TRIVEDI Address:- TRIVEDI NIWAS, OPPOSITE UNITED BANK OF INDIA, MORABADI, RANCHI, Ranchi, 834008, Jharkhand, India		PURCHASER Age:64			<i>K. Trivedi</i>
4	SUNIL KUMAR TRIVEDI Address1 - TRIVEDI NIWAS MORABADI BARIATU RANCHI, Address2 - ... Jharkhand PAN No.:	Yes	Sunil Kumar Trivedi Address:- TRIVEDI NIWAS, OPPOSITE UNITED BANK OF INDIA, MORABADI, RANCHI, Ranchi, 834008, Jharkhand, India		PURCHASER Age:60			<i>S. K. Trivedi</i>

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.:			<i>[Signature]</i>

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Witness:


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

Sr.NO	Party Name and Address	Photo	Thumb	Signature

9/21/2020

NGDRS : National Generic Document Registration System


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.

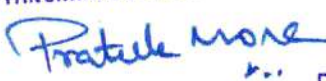
Above mentioned, (PRATEEK MORE), has/have admitted the execution before me. He/ She/ They has / have been identified by (SUNIL GOYAL) Son/Daughter/Wife of (GANESH AGARWAL) resident of (GOSHAI TOLI CHUTIA RANCHI) and by occupation (Business).

Signature of Registering Officer 

Date:- 21-Sep-2020

Seal and Signature of Registering Officer 

For PANCHRATNA PROMOTERS PRIVATE LIMITED


... DIRECTOR



Token No.: 20200000076410

CERTIFICATE

Office of the SRO - Ranchi

This Sale Deed was presented before the registering officer on date 21-Sep-2020 by PRATEEK MORE, S/O, D/O, W/O KAMAL KUMAR MORE resident of GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, .
This deed was registered as Document No:- 2020/RAN/5192/BK1/4775 in Book No :- BK1, Volume No :- 649 from Page No :- 101 to 188 at, office of SRO - Ranchi

Date:- 21-Sep-2020

Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR