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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4a956f7128c36b2aec60

Receipt Date : 23-Jul-2021 05:50:27 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000072858

Office Name : SRO - Ranchi

Document Type : Development Agreement

Payee Name : PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THRO ITS DIRECTOR PIYUSH MORE AND PRATEEK MORE ( Vendee )

GRN Number : 2106606236



For Office Use :-

Handwritten office use notes and stamps, including a date stamp '23/07/2021'.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

*Prateek More*  
*Piyush More*

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



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प्राप्त पञ्चप्रताप की भूमि घोटाला एवं खाशामहल लैंड की सुधी *Krabi Sadra Middle Roy Kuppas*  
वर्णित प्लॉट नम्बर *[Signature]*

सम्पत्ति का मूल्य  
3,20,24,000/-

रु. .... 1.00% ..... रुपये

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Handwritten number: *695564/-*

Handwritten date: *21/7/21*

खता... 90 ... 1442

का मिलान किया जा रहा है *[Signature]* **DEVELOPMENT AGREEMENT**

This agreement is made and entered on this the 23<sup>rd</sup> day of July 2021.

BETWEEN

(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 LANDOWNER / FIRST PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include their heirs, successors, legal representatives, executors, administrators and other assigns) of the FIRST PART;

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

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

PANCHRATNA PROMOTERS PRIVATE LIMITED

PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

23/07/2021

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23/07/2021  
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AND

PANCHRATNA PROMOTERS PRIVATE LIMITED (PAN – AAFCP4668P) (GSTIN: 20AAFCP4668P1ZZ) (CIN: U45200JH2010PTC014022), a Company incorporated under the Companies Act, 1956 having its registered office at Panchratna Group, 311, 3<sup>rd</sup> Floor Panchratna Galleria, Sarjana Chowk, MG Road, Ranchi, P.S.- Lower Bazar, District- Ranchi, State- Jharkhand and represented through any of its Director (1) MR. PIYUSH MORE (DIN: 2825386), Date of Birth: 14.05.1984, UID: 329253788604, Mob. 9386950092, (2) MR. PRATEEK MORE, (DIN: 02817026), Date of Birth : 15.09.1986, UID : 769223170165, Mob. 9835139913, both sons of Shri Kamal Kumar More, both grandson 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), hereinafter called the DEVELOPER / OTHER PARTY, (which expression shall, unless expressly excluded by the subject or context below, mean and include its, legal representatives, executors, administrators and other assigns) of the OTHER PART;

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

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

LAND PROPERTY- means the land measuring total 28 Kathas divided in the following manner:

- Land measuring more or less 15 decimals equivalent to 6534 Sq. Ft, at Village – Morabadi, Thana No. 192, Anchal – Bargain, District – Ranchi, Municipal Ward No. 4, Old Holding No. 142/B, New Holding No. 0040003130000A2, Khata No.90, R.S. Plot No. 1442, 1443 & 1444 corresponding to M.S. Plot No. 210 & 211, situated at Morabadi, District – Ranchi, State – Jharkhand.
- Land measuring more or less 31.04 decimals more or less equivalent to 13521 Sq. Ft, at Village – Morabadi, Thana No.192, Anchal – Bargain,

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

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*Piyush More*  
23/07/2024  
DIRECTOR

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District – Ranchi, Ward No. 04, Old Holding No. 142/B, 142/B3, New Holding Numbers – 0040005218000A1 & 0040003131000A1, Khata No. 136, Khewat No. 172. corresponding to M.S. Plot No. 205, R.S Plot No. 867 situated at Morabadi, District – Ranchi, State – Jharkhand, which stands more fully and particularly described in schedule A below.

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

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

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

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

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

**LAND OWNER'S SHARE** - It shall be 60% constructed super built-up area of the commercial units and 50% constructed Super Built Up Area of the residential units for their respective land in proportion out of total land in the proposed multi storied building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land after providing 40% constructed super built-up area of the commercial units and 50%

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

- DIRECTOR

PANCHRATNA PROMOTERS PRIVATE LIMITED

*P. Jha*  
23/04/2021  
DIRECTOR

*Prateek More*  
23/04/2021  
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DIRECTOR

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*S. K. Sinha*  
22/04/2021  
*Prateek More*  
23/04/2021

constructed Super Built Up Area of the residential units i.e. Developer's share more fully described in Schedule "B".

DEVELOPER'S SHARE - It shall mean 40% constructed super built-up area of the commercial units and 50% constructed Super Built Up Area of the residential units in the proposed multistoried building together with the right, title, interest in common facilities and amenities including the right to the user or easement thereof with undivided share of land more fully described in Schedule "C".

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

WHEREAS land under M.S. Plot No. 205 measuring an area 879 Kari, situated at Morabadi, P.S. Bariatu, P.S. No. 192, District Ranchi is recorded in the Municipal Survey records rights in the name of Deoki Nandan Mishir as occupier and Babu Harihar Singh as zamindar.

AND WHEREAS Deoki Nandan Mishir sold the land under M.S. Plot No. 205 measuring an area 879 Kari situated at situated at Morabadi, P.S. Bariatu, P.S. No. 192, District Ranchi to Shri Ram Kumar Ganpati Rai vide registered Sale Deed No. 1027 of 1935 registered before the District Sub Registrar Ranchi and entered in Book I, Volume 18, Pages 43 to 48, in the year 1935.

AND WHEREAS the legal heirs of Shri Ram Kumar Ganpati Rai partitioned their property vide registered Partition Deed No. 6198 dated 26.08.1946 registered before the District Sub Registrar, Ranchi and which is entered in Book I, Volume 35, Pages 529 to 537, in the year 1946, in which the aforesaid land came in the share of (1) Mastram Modi and (2) Deoki Nandan Modi.

AND WHEREAS Deoki Nandan Modi son of Late Ganpat Rai Sold his share of land under M.S.Plot No. 205, measuring an area 12 Katha 32 Sq. Ft., situated at Village Morabadi, P.S. Bariatu, P.S. No. 192, Disfict Ranchi, State Jharkhand to Professor Ram Naresh Trivedi son of Shri Jaimangal Trivedi vide registered Sale Deed No. 6867 dated 11.12,1959 registered before the District Sub Registrar Ranchi and which is entered in Book I, Volume 45, Pages 559 to 564 in the year 1959.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

PANCHRATNA PROMOTERS PRIVATE LIMITED

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23/09/2021

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AND WHEREAS Ram Naresh Trivedi died leaving behind his wife Smt. Ram Keshar Devi as his legal heir/successor/executors/administrators/other assigns and enjoyed the peaceful possession over the land under M.S. Plot No. 205, measuring an area 12 Katha 32 Sq. Ft., situated at Village Morabadi, P.S. Bariatu, P.S. No. 192, District - Ranchi, State - Jharkhand.

AND WHEREAS Smt. Ram Keshar Devi w/o late Ram Naresh Trivedi aged about 77 years, caste - Bhumihar Brahmin, by faith - Hindu, by occupation - housewife, R/o Trivedi Niwas, Morabadi, P.O - Ranchi University, Thana - Bariyatu, District - Ranchi, State - Jharkhand wrote her final will (bearing Stamp No. 8889/11.01.2005) on 12<sup>th</sup> Jan 2005 in the name of her two sons namely (1) Arun Kumar Trivedi (2) Sunil Kumar Trivedi as his legal heirs and successors who inherited the aforesaid land. Thereafter Arun Kumar Trivedi died leaving behind his wife Kiran Trivedi as his legal heir and successor.

AND WHEREAS Mastram Modi died leaving behind his son Raj Kishore Modi as his legal heir and successor who inherited the aforesaid land in question.

AND WHEREAS Raj Kishore Modi son of Late Mastram Modi through his Attorney holder, appointed vide P.O.A. No. 2020/RAN/5045/BK4/393 dated 12.09.2020, entered in Book No IV, Volume No. 40, Pages 1 to 48 sold the land under M.S. Plot No. 205 measuring an area 07 Katha situated at Morabadi, P.S. Bariatu, P.S. No. 192, District Ranchi to (1) Kiran Trivedi wife of Late Arun Kumar Trivedi and (2) Sunil Kumar Trivedi son of Late Ram Naresh Trivedi vide registered Sale Deed no. 2020/RAN/5192/BK1/4775 dated 21.09.2020 registered before the District Sub Registrar Ranchi and which is entered in Book No. I, Volume No. 649, Pages 101 to 188 in the year 2020.

Thereafter, Sunil Kumar Trivedi and Kiran Trivedi got their rent assessed for land measuring an area 12 Katha 32 Sq.ft + 07 Katha, Total Area 31.04 Decimals more or less vide Rent Fixation Case No. 03R8H/2020-21 and paid revenue rent to the State, being receipt no. 0308008709 dated 21.07.2021.

They have also got their names mutated in the Ranchi Municipal Corporation and allotted the New Holding Numbers - 0040005218000A1, 0040003131000A1 within Ward No. 4.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratish More*

DIRECTOR

*Pratish More - S. K. Modi*  
*23/07/2021*

*Pratish More*  
*23/07/2021*  
DIRECTOR

*Pratish More*  
*23/07/2021*  
DIRECTOR

AND WHEREAS the Land under Khata No. 90, R.S. Plot No. 1442, measuring an area 08 Decimal, R.S. Plot No. 1443 measuring an area 03 Decimal, and R.S. Plot No. 1444, measuring an area 04 Decimal, Total 15 Decimal, situated at Village Morabadi, P.S. Bariatu, P.S. No. 192, District Ranchi, State Jharkhand stands recorded in Revisional Survey Khatiyan in the name of Ram Oraon and others as Kaimee.

AND WHEREAS the legal heirs of Khatiyani Raiyats namely Vijay Oraon filed case u/s 71/A of the CNT Act for restoration of land against R.N. Trivedi and others with respect to land under Khata No. 90, Plot No. 1442, 1443, 1444, Total Area 15 Decimal, in which after hearing both the parties and examining the evidence on record, the Ld. Court in SAR Case No. 302/1992-93 and 450/1992-93 was pleased to regularize the land in favor of Ram Keshar Devi wife of R.N. Diwedi on payment of compensation.

AND WHEREAS Ram Keshri Devi wife of Late R.N. Dwivedi sold the land under Khata No. 90, R.S. Plot No. 1442, measuring an area 08 Decimal, R.S. Plot No. 1443 measuring an area 03 Decimal and R.S. Plot No. 1444 measuring an area 04 Decimal, **Total 15 Decimal**, situated at Village Morabadi, P.S. Bariatu, P.S. No. 192, Holding No. 71/A, Ward No. 19/4, corresponding to M.S. Plot No. 210 and 211 District Ranchi, State Jharkhand to (1) Sunil Kumar Trivedi and (2) Arun Kumar Trivedi both sons of Late Ram Naresh Trivedi vide registered Sale Deed No. 2272 dated 24.09.2012 registered before the District Sub Registrar Ranchi and which is entered in Book No. I, Volume No. 100, Page No. 375 to 400, in the year 2012. Thereafter Arun Kumar Trivedi died leaving behind his wife Kiran Trivedi as his legal heir and successor who inherited the aforesaid land in question.

AND WHEREAS (1) Sunil Kumar Trivedi son of Late Ram Naresh Trivedi and (2) Kiran Trivedi wife of Late Arun Kumar Trivedi jointly got their names mutated in the Circle Office Baragai Anchal Ranchi vide Mutation Case No. 1306R27/2020-21 and started paying rent to the State. Rent Receipt No. 0858226273 dated 21.12.2020 for the year 2020-21 stands recorded in their names. An up to date rent receipt issued being receipt no. 0112057473 dated 21.07.2021.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

22/07/2021

*R.N. Trivedi*  
202/140/1988  
*Kiran Trivedi*  
202/140/1988

*Prateek More*  
22/07/2021

They have also got their names mutated in the Ranchi Municipal Corporation and allotted the Holding No. 0040003130000A2 within Ward No. 4.

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

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

AND WHEREAS the said Landowners being interested to develop the land more fully described in schedule "A" below by amalgamating their land and by constructing Multistoried Building as per plan to be sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and in lieu of the land the Landowners wanted entitlement for 60% constructed super built-up area of the commercial units and 50% constructed Super Built Up Area of the residential units more fully described in the Schedule "B" below as consideration in exchange for full and final value of the land.

AND WHEREAS the aforesaid Developer offered to construct at its own cost a Multistoried Building over the Schedule "A" land as per plan map to be sanctioned by the competent authority of R.M.C., Ranchi, Jharkhand or any other authority which is required for the same and give the Land Owner's share out of the total super built-up area as mentioned above and also more fully described in schedule "B" below as agreed for the value of the said land and to sell the remaining super built-up area of the said proposed Building with undivided share of land to the prospective purchasers, (Developer share mentioned in the Schedule "C" below). The proposed building will be constructed by the Developer within 36 months from the date of sanction of plan map or complete possession over the said land whichever is later, with 06 months grace period and if such period is lost by any force Majeure etc. occurs then for the same the Landowners hereby agreed that the period by **FOR PANCHRATRA PROMOTERS PRIVATE LIMITED** is lost. However the period stipulated

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for KOFER  
Ranchi  
Affiliated to K. Anand

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**DIRECTOR**  
**FOR PANCHRATRA PROMOTERS PRIVATE LIMITED**  
*Handwritten signature:* Prateek Mohan  
20/09/2024

here in above may be extended mutually for such period as the parties may deem fit and proper. It is also mentioned here that the Landowners shall hand over the said land, relevant documents, there after the Developer shall prepare the plan map and submit the same before competent authority/R.M.C, Ranchi, Jharkhand for sanction, and the period of this agreement will run from the date of sanction of plan map or complete possession over the said land whichever is later.

AND WHEREAS certain terms and conditions were agreed to by and among the Landowners and Developer with regards to the construction, transfer of the said building and the parties hereto and desirous of recording into writing the terms of such agreement as hereunder:-

1. That pursuant to the above mentioned consideration the Developer will develop and construct the Multi-storied Building over the Schedule- "A" land as per the plan to be prepared by the Developer and to be approved/sanctioned by the competent authority of R.M.C., Ranchi or any other authority which is required for the same and as per laws applicable in relation to construction of buildings at its own risk and costs. That the Building will be constructed within 36 months from the date of sanction of plan map from the competent authority of R.M.C., Ranchi or any other authority which is required for the same or complete possession over the said land whichever is later, with 06 month grace period and extended by such period lost by any force Majeure and Landowners also agreed for the same. However the period stipulated hereinabove may be extend mutually for such period as the parties may deem fit proper and as above defined. Both the parties agreed that after execution of this agreement the Landowners shall give peaceful possession of schedule-"A" property to the Developer and thereafter Developer shall proceed for development of the said land.
2. A. The DEVELOPER agrees and undertakes to construct and complete the construction of a multi-storied building over the schedule - A land and after construction to leave aside, allocate and make ready for the Landowners share of the total super built up area more fully described in schedule "B" below. In respect of the remaining share of the total super built up area, the DEVELOPER will be free to dispose of the same to any other person or persons on such terms and conditions as it may decide in its sole discretion.

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R.M.C. Ranchi  
R.M.C. Ranchi  
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R.M.C. Ranchi

**PANCHRATNA PROMOTERS PRIVATE LIMITED**  
**Prateek More**  
DIRECTOR

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DIRECTOR

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DIRECTOR

The DEVELOPER's Share described in schedule "C" below. It is mentioned for the sake of clarification that the aforesaid Landowner's share of the total super built up area to be made ready, leave aside and allocated for the Landowner will include the portion comprising of building and also all other portions such as common part will be the same (50:50) ratio and the roof right will also be the same ratio, except the area of common usage such as Head room, Water tanks, Dish Antennas, etc. However it is also made clear that if in future the competent authority of R.M.C., Ranchi or any other authority permits further construction over the roof of the proposed building the Land Owners shall have right to 60% constructed super built-up area of the commercial units and 50% constructed Super Built Up Area of the residential units and Developer shall have right to 40% constructed super built-up area of the commercial units and 50% constructed Super Built Up Area of the residential units.

2.B. That the Developer shall have full right to enter into the similar Development Agreement with other Land Owners of the adjacent land and the Developer shall construct multi-storied building over the said land and allot and give Super built up area for the respective land in proportion out of the total Super built up constructed area. That after completion of the said proposed building the remaining vacant land shall always be used jointly and undivided for all occupiers as well as Land Owners. The Developer has pooled and amalgamated the said property. That after completion of the said proposed building the remaining vacant land shall always jointly and undivided for all occupiers as well as all Landowners. If in future any major construction shall be permitted by the competent authority of R.M.C., Ranchi or any other authority which is required for the same, in that event the Developer shall full right and authority to construct further major construction over the said land and/or over the proposed building in the same terms and conditions of this agreement.

3. That the Landowners do hereby put the Developer in actual physical possession and hand over all relevant documents relating to the property described in schedule "A" below for the purpose of construction of the proposed multi-storied Building and Developer shall have the right to put their sign board over the said land for construction.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek Manu*

DIRECTOR

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PANCHRATNA PROMOTERS PRIVATE LIMITED

PANCHRATNA PROMOTERS PRIVATE LIMITED


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*Prateek Manu*  
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4. The Developer shall have full right to deal with the rest of the super built-up area 40% constructed super built-up area of the commercial units and 50% constructed Super Built Up Area of the residential units other than the Landowner's share of 60% constructed super built-up area of the commercial units and 50% constructed Super Built Up Area of the residential units along with proportionate undivided share in land and appropriate the entire sale proceeds against its costs of construction and profits of the said project for which the Landowners shall be bound to sign conveyance in favor of the purchasers/nominees of the Developer either personally or through his power of Attorney holder and the Developer shall sign as confirming party and the cost indicated to such conveyance shall be borne by the prospective purchaser of the building/unit with and according to terms and conditions of this agreement.
5. In exchange of the consideration and the terms and conditions herein agreed to and detailed hereinafter the Landowners do hereby agree to convey, transfer assign to the Developer portion of the property by executing and registering the appropriate sale deed at the cost of the Developer and their nominee/nominees and Developer shall simultaneously hand over the portion of the Landowner' share described in schedule-"B" below after construction of the said proposed Multi-storied building with and according to terms and conditions of this agreement.
6. In furtherance of the intention of the agreement the Landowner do hereby entrust and empower the Developer to do all or any of the following acts, deeds, matters and things :-
  - A. To appoint Architect Surveyor, Engineers and Contractor and other person or persons. All expenses will be borne by the Developer.
  - B. To make application to the appropriate authorities for Electrical/Water connection and permit or quotas for cement, steel and other controlled building material.

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
 23/07/2024  
 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED  
 Prateek M...  
 DIRECTOR  
 23/07/2024

For PANCHRATNA PROMOTERS PRIVATE LIMITED

- C. To accept service of any writ summons or other legal process or notice and to appear and represent the Landowner in any court or before any Magistrate, Judicial Tribunal and other Tribunal in connection with the development of said property to commence or file suit, actions or other proceeding in any court or before/at public office or Tribunal relating to the development of the property or parts of the property and for any purposes aforesaid to sign execute or deliver or file necessary court vakalatnamas, claims, complaints orders, applications, papers writing in case of any legal proceeding in the court of law against the interest of the Landowner arising after the execution of the agreement between the Landowners and the Developer. The Developer shall take all measure at his own cost to protect the title, interest and the right of the Landowners against any cause of action arising due to the development work. The Landowner shall take all measures at their own cost to protect the title, interest and the right of the Landowners due to any action arising on the title part of their land.
- D. To enter into agreement for sale or otherwise allot commercial& residential unit tenements in the aforesaid Building/Buildings to purchasers except of the Land Owner's area as described in Schedule "B" and be entitled to the consideration thereof.
- E. To mortgage said property or any portion thereof falling exclusively under the share of the Developer as described in Schedule "C" with and/or financial institutions to enable it's purchasers obtain loan for purchase of commercial/residential units etc. as the said Developer will decide at its sole discretion or purpose of the Developer.
- F. The Developer shall install and maintain for the benefit of the Landowners and others prospective purchasers of the proposed building deep tube-well overhead storage tank, public water supply connection; pump-set for lifting water to storage tanks and the Land Ownersand purchaser will enjoy all relevant facilities.

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**For PANCHRATNA PROMOTERS PRIVATE LIMITED**

*Prateek More*

**DIRECTOR**

PANCHRATNA PROMOTERS PRIVATE LIMITED  
*Page 11*  
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- G. The Developer shall provide ancillary electric generation and supply for the benefit of the Landowners and prospective Purchaser of the proposed building and the Land Owners will be entitled to the benefit and use thereof in term of payment of consumption charge calculated by the Developer and the Landowners will enjoy all relevant facilities.
- 7. The Landowners agrees that they will execute and give a separate registered Power of Attorney under the terms and conditions of this agreement in favor of the Developer, or his nominee for the Developers share only, so that there is no hindrance or obstruction in execution of the construction of the building and registration of the appropriate sale deed in favor of purchasers, subject to this agreement.
- 8. It is hereby made clear the developer shall act as independent party and notas agent of the Land Owners for the purpose of the construction of the proposed building over the schedule "A" property and shall pay and keep the Landowner indemnified from and against all claims, penalties, costs, demands arising out of or concerned to any act or omission by the developer in planning, executing or construction of the proposed building and other works envisaged by this agreement.
- 9. The landownersgive irrevocable Power of Attorney by this Agreement in favor of the said developer or its nominee, through which the said developer is authorized to develop land according to feasibility, fix up purchasers, make allotment to its purchasers/allotees, enter into agreement for sale of Units with its purchasers/allotees and in general, carry all the necessary activities required for the purpose of construction and disposal of units and the parking area.
- 10. The Landowners hereby covenant with the Developer as follows:-
  - A. That the property is free hold and the Landowners have perfect title and the same is free from all encumbrance and if in future it is required for further agreement with the Developer in respect of the Schedule - A property in this

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**For PANCHRATNA PROMOTERS PRIVATE LIMITED**

*Pantek More*

**DIRECTOR**

PANCHRATNA PROMOTERS PRIVATE LIMITED

Page 11 -  
23/02/24

*Pantek More*  
23/02/24

circumstances the Landowner shall execute further agreement with the Developer for proper confirming of title of the Landowner.

- B. That Landowners have not created any encumbrances on the said property or any part thereof by way of sale mortgage, exchange, lease, trust, assignment right, gift, lien, leave, license, permission, rent, possession, charge or any other encumbrances whatsoever and same is not acquired by the Government for any purpose and the Landowners have not entered in to any agreement in respect of Schedule "A" property with any person, partnership firm, company or any proprietorship concern prior to this agreement.
- C. That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities Revenue authorities, Municipal Authorities or any other Government or other, local bodies or affecting the said property or any part thereof.
- D. That there are no attachment either before or after judgment and there are no claims, demands, suits, decree injunctions orders lispence notices insolvency notice petitions or adjudication orders made or issued by or at the instance of any parties thereof.
- E. That apart from the Landowners no one else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or company or in any Joint family or otherwise.
- F. That all outgoing, demands, rates, taxes, etc., arising from the date of this agreement shall be paid by the Developer alone till the completion of the building and the Landowners shall be liable for such amounts remaining unpaid till the date of this agreement and all above are also verified and satisfied by the Developer. The electricity bill will be paid in full by each LANDOWNERS with respect to their electric meter to the time of vacating the premises and the DEVELOPER shall help the LANDOWNERS in the process of surrendering the electric meter. The Developer there after shall apply for a fresh new electric connection for the purpose of construction.

S.K. Livedy  
23/07/2021  
H. Jivedy  
23/07/2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

PANCHRATNA PROMOTERS PRIVATE LIMITED

PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More  
23/07/2021

Prateek More  
23/07/2021

11. That in consideration for the conveyance of the properties described in schedule "A" herein below and in exchange of the facilities stated herein above the Developer shall do and perform the following acts, deeds, matters and things :-

The Developer shall indemnify the Landowners from and in respect of all claims, compensation or expenses payable in consequence of any person or demands of whatsoever nature from any authority arising from any act of omission or negligence on the part of the developer related to or in connection with the execution of the works. The Developer shall also indemnify the Landowners against any claim, action or proceeding which may be brought, or taken against the Landowners in respect of any damage caused to adjoining ground, building, electric poles etc. by the developer in performance of the work envisaged in this agreement the developer shall also indemnify the Landowners against any claim, compensation, action or proceedings which may brought or taken against the Landowners in respect of any accident to workmen related to or in connection with execution of the work and after allocation of LAND OWNER'S area that if, after receiving their share of built-up area as per Schedule "B", the LANDOWNERS will fail to execute the transfer/sale deed or any other deed for the purpose of transferring the undivided/imparted proportionate share of said land with units in the name of DEVELOPER or their nominee/nominees, it will be presumed that according to this agreement, the title will transfer to the DEVELOPER or his nominee/nominees.

13. That the Landowners shall have absolutely no liability of any kind of payment to other unit holders (intending purchasers) or to any Bank or other financial institutions. The entire liability of payment to the parties or the loan taken from the Bank or other financial institutions or party shall be of borrower.
14. That the Developer shall adhere with and follow all the rules, regulations and by-laws as applicable and shall develop the landed property by utilizing

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

Prateek More

DIRECTOR

Prateek More  
23/07/2024

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2024/07/23  
Prateek More  
2024/07/23

maximum area as applicable and situated for the purpose and also for maximum useful enjoyment of the landed property.

- 15. That likewise the Landowners shall have right to sell, transfer, enter into agreement of sale or transfer of the unit(s) to the extent of his share as envisaged in these present and to receive earnest money, consideration amount from the prospective purchaser(s), transferee(s) and the Landowners shall have also right to deliver possession of such vended unit(s) to the purchaser(s) transferee(s).
- 16. That the Landowners, their agents, employee, visitors and guests shall have unaffected right of easement over the said proposed building with the other occupants of the building without any let or hindrance from the Developer or any person claiming through or under them.

17. **SCHEDULE FOR MANAGEMENT:**

A schedule shall be formed by the parties herein due course for the management/administration of the new building including the portion in common use and showing the expenses of the management/administration of the amenities in the new building including the user thereof and such scheme and any rules and regulation formed under the scheme shall be binding on the/ occupant of the new building including the Landowners allocation and the Developer allocation shares. After the completion of the proposed multistoried building and handover/possession of the Landowners share to the landowners, the Common Area Maintenance charges including guards, liftmen, gen-set diesel, sweepers etc. will be divided proportionately i.e. 60% constructed super built-up area of the commercial units and 50% constructed Super Built Up Area of the residential units of the total charges will be paid by the Landowners or their tenants/purchasers and 40% constructed super built-up area of the commercial units and 50% constructed Super Built Up Area of the residential units of the total charges will be paid by the Developer or his tenants/purchasers. To considerably minimize the total cost of maintenance, the maintenance-in-charge/Developer is hereby also authorized to give part of the common areas for advertisement spaces, hoardings etc. of proposed building on lease. The

**For PANCHRATNA PROMOTERS PRIVATE LIMITED**

Received  
S. H. Lumbi  
23/08/2024

PANCHRATNA PROMOTERS PRIVATE LIMITED

PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratibha More  
DIRECTOR

DIRECTOR

Pratibha More  
DIRECTOR  
23/08/2024

Pratibha More  
23/08/2024

hereby also authorized to deduct all the cost incurred by him/her to create, facilitate and to develop the areas on lease. The maintenance-in-charge is hereby authorized to decide on favorable lease rate and thereby sign any agreement for lease with the Lessees in this regard.

18. **BREACH OF DEVELOPMENT AGREEMENT:**

In the event of breach of this Development Agreement and or Abuse/misuse of General Power of Attorney, either by the Developer or the Landowners the defaulting party will be liable for legal action and compensation as may be decided by the Arbitrator or Competent Court under the terms and conditions of this agreement within Ranchi of Jharkhand State.

19. The LANDOWNERS will be liable to pay any taxes, like G.S.T or any other taxes levied by the government for their share of area in the proposed building.

20. The name of the Multistoried Building shall be "PANCHRATNA AVENUE".

21. Should there be disputes and differences by and between the parties hereto in any way relating to or connected with the designated unit and/or this agreement and/or anything done in pursuance hereof, the same shall be referred for arbitration nominated by both the parties. It is agreed by and between the parties hereto that the said Sole Arbitrator or the person as be nominated by mutual consent of both the parties shall have the power to pass and give both interim order and award and/or Award in one or more lots and to proceed in a summary manner with regard to adjudication of the disputes and differences between the parties. The Arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 as modified from time to time.

**SCHEDULE - "A"**

The total land measuring more or less 46.04 decimals equivalent to 20055 Sq. Ft. at Village - Morabadi, Thana No. 192, Anchal - Bargain, District - Ranchi, all are in Municipal Ward No. 4, Old Holding No. 142/B, New Holding No. 0040003130000A2, Khata No.90, R.S. Plot No. 142 having

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratibha More*

DIRECTOR

*19/11/2023*  
*23/07/2023*

*Pratibha More*  
*23/07/2023*  
DIRECTOR

*202/150/128*  
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*202/150/128*

dec equivalent to 3484.8 Square Feet, 1443 having 03 dec equivalent to 1306.8 Square Feet & 1444 having 4 dec. equivalent to 1742.4 Square Feet corresponding to M.S. Plot No. 210 & 211, Old Holding No. 142/B, New Holding Numbers – 0040005218000A1, Old Holding No. 142/B3, New Holding Numbers – 0040003131000A1 Khata No. 136, Khewat No. 172 corresponding to M.S. Plot No. 205 having 31.04 Dec. equivalent to 13521.02 Square Feet situated at Morabadi, District – Ranchi, State – Jharkhand. Butted and bounded as follows:-

North :-40' Wide Ranchi Boreya Road

South :- Plot of Gopal Sahu & Mahavir Kujur

East :-Plot of Vishundev Singh (Part Plot of 205)

West :-Plot of Savitri Devi Fogla & Others (Part Plot of 205)

**SCHEDULE- "B"** *Total Govt Value:-3,20,24,000/-*

**LANDOWNER'S SHARE:-**

That in lieu of the land provided by the Landowners to the Developer for constructing the Multi-storied Building, the Developer shall give **60% constructed super built-up area of the commercial units and 50% constructed super Built Up Area of the residential units** in the proposed building to the Landowners for their respective land in proportion out of total super built up constructed area with undivided share of land and all common facilities and amenities. The roof right of the building shall be also be the same ratio (i.e 50:50) (except the area of common usage such as Head room, Water tanks, Dish Antennas, etc). Parking will be divided in the same ratio (i.e. 50:50).

*Trivedi S.K. Trivedi*  
*22/01/2024*  
*22/01/2024*

LANDOWNERS SHARE (KIRAN TRIVEDI& SUNIL KUMAR TRIVEDI)		
FLOOR	UNIT NO.	SUPER BUILT UP AREA
		(SQ. FT.)
GROUND	G02	4160
FIRST	102	4456
SECOND	202	4414
THIRD	301, 303, 304, & 305	1925, 1850, 2350 & 2090 (Total 8215)
SEVENTH	701 & 702	4050 & 3750 (Total 7800)
<b>TOTAL</b>		<b>29045</b>

Along with Car parking in the same ratio (i.e. 50:50) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 9682sq **for PANCHRATNA PROMOTERS PRIVATE LIMITED**

... PANCHRATNA PROMOTERS PRIVATE LIMITED

... PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pradeep More*

**DIRECTOR**

*Pradeep More*  
*22/01/2024*  
**DIRECTOR**

*Pradeep More*  
*22/01/2024*

**SCHEDULE- "C"**

**DEVELOPER'S SHARE:-**

It shall mean **40% constructed super built-up area of the commercial units and 50% constructed Super Built Up Area of the residential units** in the proposed building with relevant portion and common passage and other undivided share, common facilities and undivided share of Land. The roof right and frontage of the building shall be also be the same ratio (i.e. 50:50). Parking will be divided in same ratio between the Landowners & the Developer (i.e. 50:50).

<b>DEVELOPER SHARE</b>		
<b>FLOOR</b>	<b>UNIT NO.</b>	<b>SUPER BUILT UP AREA</b>
		<b>(SQ. FT.)</b>
GROUND	G01 & G03	2051 & 2051 (Total 4102)
FIRST	101 & 103	1985 & 2074 (Total 4059)
SECOND	201	3876
THIRD	302	1495
FOURTH	401, 402, 403 & 405	1880, 1470, 1780 & 1775 (Total 6905)
FIFTH	501, 502, 503 & 505	1880, 1470, 1780 & 1775 (Total 6905)
SIXTH	601, 602, 603 & 605	1880, 1470, 1780 & 1775 (Total 6905)
<b>TOTAL</b>		<b>34247</b>

Along with Car parking in the same ratio (i.e. 50:50) for their respective land in proportion out of total parking in the basement floor, few two wheeler parking and undivided proportionate share of land 11416 Sq. Ft. more or less.

**SCHEDULE- "D"**

**Schedule-D above referred to: The Multistoried Building Specification**

<b>The Multistoried Building Specification particularly The Unit.</b>		
<b>GENERAL SPECIFICATION</b>		
1	Foundation/Structure/Super Structure	A) Earthquake resistant RCC mixed with chemicals. B) Footing, Foundation & Framed structure. C) Brick work in cement mortar in ratio 1:6. D) As per specification of structural consultant/Architect.

*Handwritten signature/initials on the right margin.*

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

22/07/2024  
 P. K. Kulkarni  
 Director

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratibha More*

DIRECTOR

PANCHRATNA PROMOTERS PRIVATE LIMITED

PANCHRATNA PROMOTERS PRIVATE LIMITED

*P. K. Kulkarni*  
 22/07/2024

*Pratibha More*  
 22/07/2024

7	Water Supply	Through Over Head Tank from Tube Well Boring, Water Reservoirs, Water Pumps etc. Pipe Lines will be of Galvanized Iron or PVC.
8	Generator Facility	Soundless Generator of Kirloskar, Jackson Cummins, Ashok Leyland or equivalent.
9	Lift	Lifts of OTIS/KONE/OCEANIC or equivalent, No. of Lifts as per R.M.C. guidelines.
10	Fire Fighting System	As per standard norms.

❖ THE OCCUPANTS/LAND OWNERS SHALL MAKE THE FOLLOWING PAYMENTS TO THE DEVELOPER:

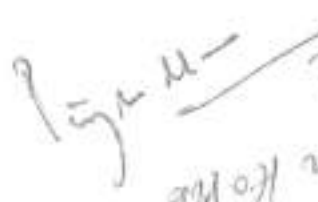
- Three Phase Electric meters installation & meter charges on actual basis or connection to be arranged by developer, cost to be borne by both the Landowners and the developer on ratio of shares basis.
- Cost of three phase electric transformer will be divided as per load capacity required by the occupants of the building on actual and proportionate basis.

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

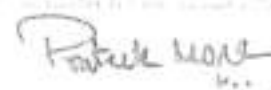
That Landowners and Developers have agreed that they will be entitled to sell their respective shares as per provision u/s 5 sub section 2 of Jharkhand Apartment Act details of share is mentioned in the schedule B & C of this Development Agreement and they will have no any objection if a party will sell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

20/02/2021  
 Kanchan K. Saha  
 20/02/2021

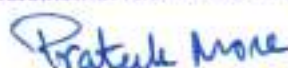
For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
 DIRECTOR  
 23/02/2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
 23/02/2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
 DIRECTOR

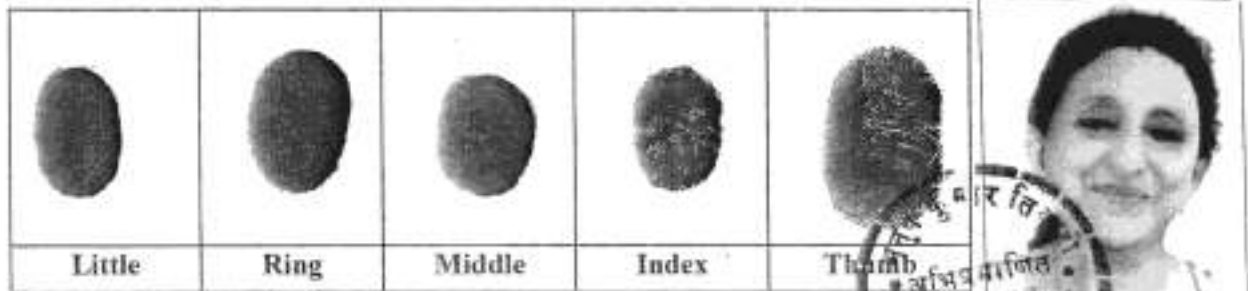
IN WITNESSES WHEREOF THE Parties hereto have sent and subscribed their respective hands seal at Ranchi and in each page of these presences of witnesses of the date month and year first above written.

Signed, Sealed and Delivered at Ranchi in presence of:

In the presence of WITNESSES: -

1. Signature : [Signature] 23.07.2021  
 Name : Sunil Kumar  
 Address: Gosai Toli,  
Chakia, Ranchi  
 2. Signature : [Signature] 23.07.2021  
 Name : Deep Kumar Badabral  
 Address : S/O. K. K. Badabral  
Pandadi, Silli -

(1) KIRAN TRIVEDI



(2) SUNIL KUMAR TRIVEDI



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

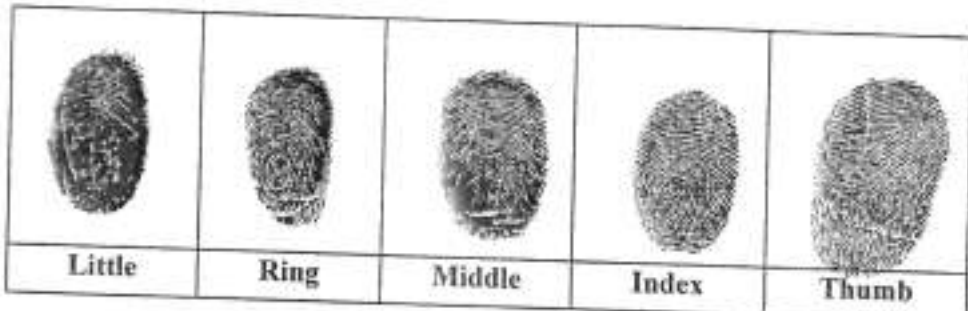
[Signature]  
23/07/2021

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More  
23/07/2021

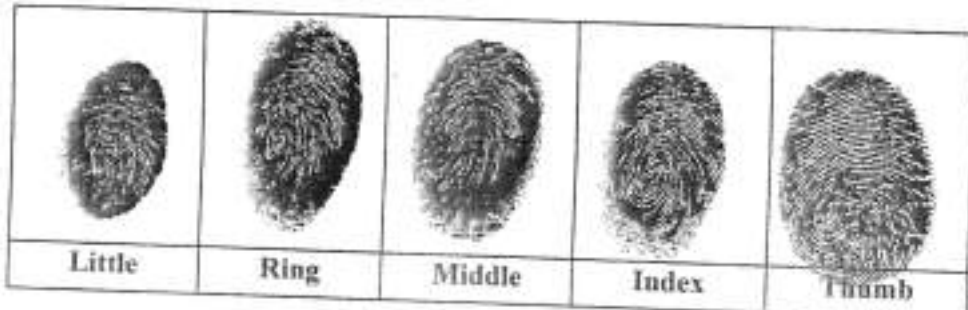
(1) PIYUSH MORE  
DEVELOPER  
PANCHRATNA PROMOTERS PRIVATE LIMITED

*Piyush M.*  
*23/07/2021* DIRECTOR



(2) PRATEEK MORE  
DEVELOPER  
PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
*23/07/2021* DIRECTOR



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

Drafted by:- *[Signature]*  
*23-07-2021*

Typed by:- *[Signature]*

*S.K. Tiwari*  
*23/07/2021*  
*Approved*  
*23/07/2021*

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
DIRECTOR

7  
S

VILLAGE - MORABADI

THANA NO - 192

THANA - BARJATU

DIST - RANCHI

R/S PLOT NO - 1442, 1443, 1444, 867

SUB PLOT NO - 1442, 1443, 1444, 867

WARD NO - 03 NEW WARD NO - 04

HOLDING NO - 0040003130000A2,

0040005218000A1

AREA SHOWN IN RED WASH

SUB PLOT NO -

AREA

SUB PLOT NO -	AREA
PLOT NO - 1442	00 - 8.00
PLOT NO - 1443	00 - 3.00
PLOT NO - 1444	00 - 4.00
PLOT NO - 867	00 - 31.04
TOTAL AREA	00 - 46.04 DEC

MORABADI - ROAD

PLOT OF  
SANETRI DEVI  
FOGILA & OTHERS

PLOT OF  
VISHNUDEV  
SINGH

PLOT OF GOPAL SAHU  
& MAHAVIR Kujur

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*P. M.*  
24-07-2021  
DIRECTOR

*Pratule Mura*  
24-07-2021  
DIRECTOR

*catel 4*  
24-07-2021

*H. K. Singh*  
24-07-2021

*S. K. Singh*  
24-07-2021

*Pratule Mura*  
DIRECTOR



For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
 v. DIRECTOR

PANCHRATNA PROMOTERS PRIVATE LIMITED

*P. N. M.*  
*23-07-2021*

PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
 v. DIRECTOR  
*23-07-2021*

*Prateek More*  
*23-07-2021*

*S. K. More*  
*23-07-2021*

GROUND FLOOR

The Dimensions are Tentative and may change at the sole discretion of the Developer.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

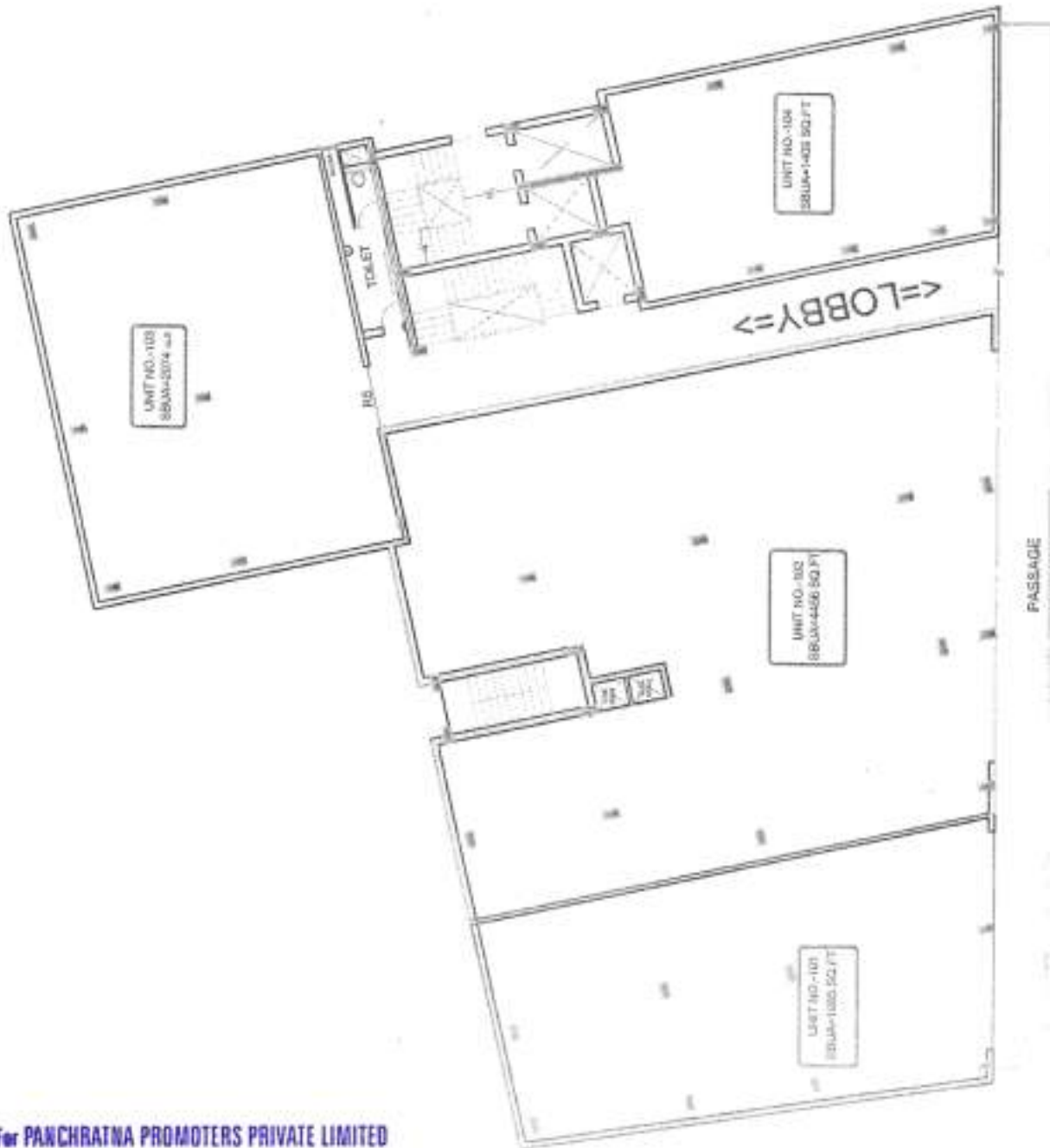
*Prateek More*

DIRECTOR

PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
23-07-2021

*Prateek More*  
23-07-2021



FIRST FLOOR

PASSAGE

=> LOBBY =<

UNIT NO-101  
880sq.ft

UNIT NO-104  
880sq.ft

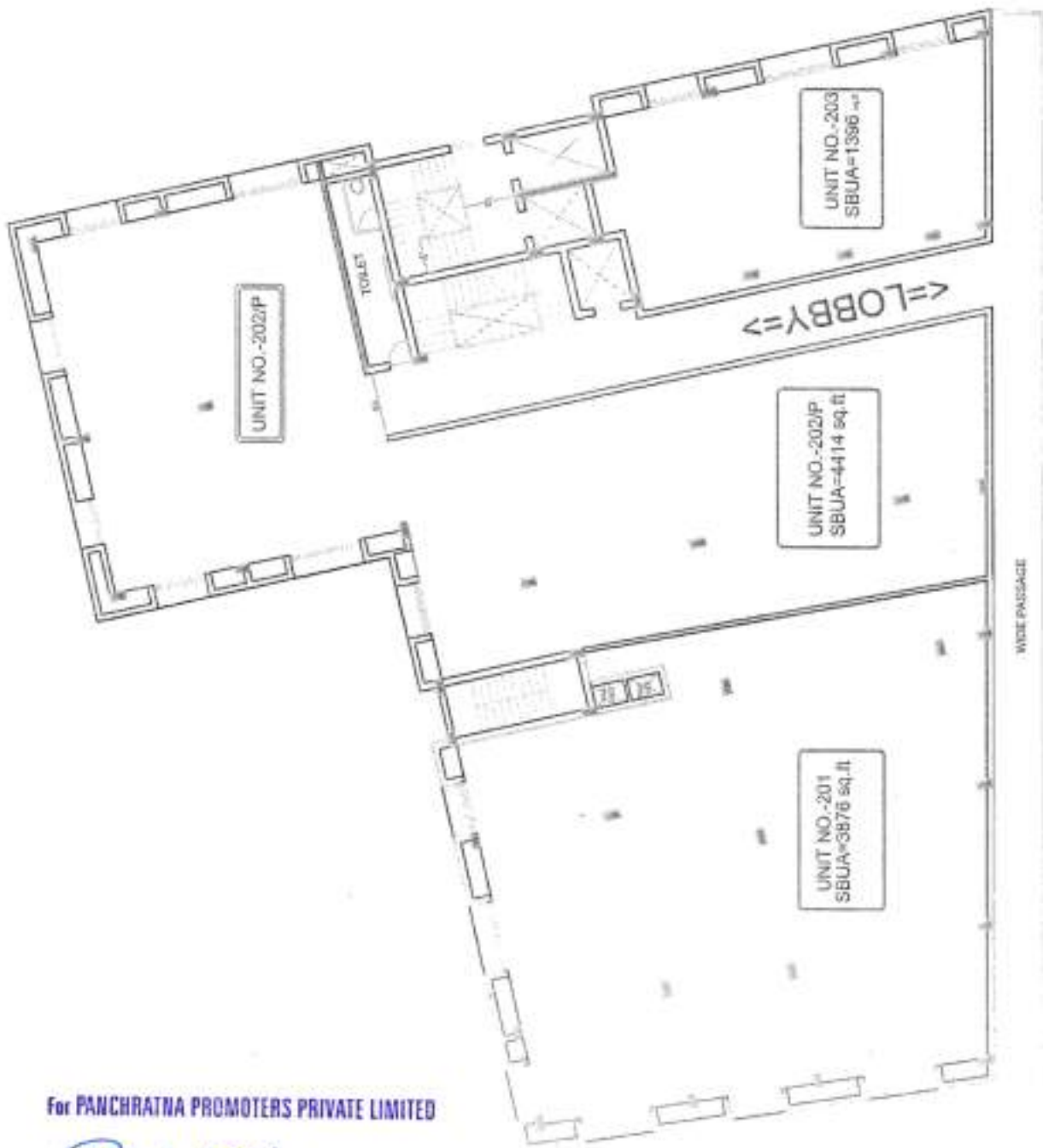
UNIT NO-102  
880sq.ft

UNIT NO-103  
880sq.ft

*S. K. More*  
23-07-2021

*S. K. More*  
23-07-2021

\*\* The Dimensions are Tentative and may change at the sole discretion of the Developer.



WIDE PASSAGE

SECOND FLOOR

*S. K. Khosla*  
*23.07.2021*  
*Director*  
*23.07.2021*

\*\*The Dimensions are Tentative and may change at the sole discretion of the Developer.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
*23.07.2021*  
 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
*23.07.2021*  
 DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR



THIRD FLOOR

*S.K. Singh*

23-07-2021

*Prateek More*

23-07-2021

\*\*The Dimensions are Tentative and may change at the sole discretion of the Developer.

PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
DIRECTOR

PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
DIRECTOR



**FOURTH FLOOR**

*S.K. Sarda*  
*23-07-2021*

*23-07-2021*

\*x The Dimensions are Tentative and may change at the sole discretion of the Developer.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek more*

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek more*  
*23-07-2021*

DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek more*

DIRECTOR

*23-07-2021*



For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pankaj Mose*  
 DIRECTOR

*12/02/2021  
 S.K. Lodi  
 24-09-21*

FIFTH FLOOR

\*\* The Dimensions are Tentative and may change at the sole discretion of the Developer.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*12/02/2021  
 Pankaj Mose*

PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pankaj Mose*  
 DIRECTOR



*S. K. Jindal*  
 24-07-2021  
 Panchratna Promoters

SIXTH FLOOR

\*\*The Dimensions are Tentative and may change at the sole discretion of the Developer.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

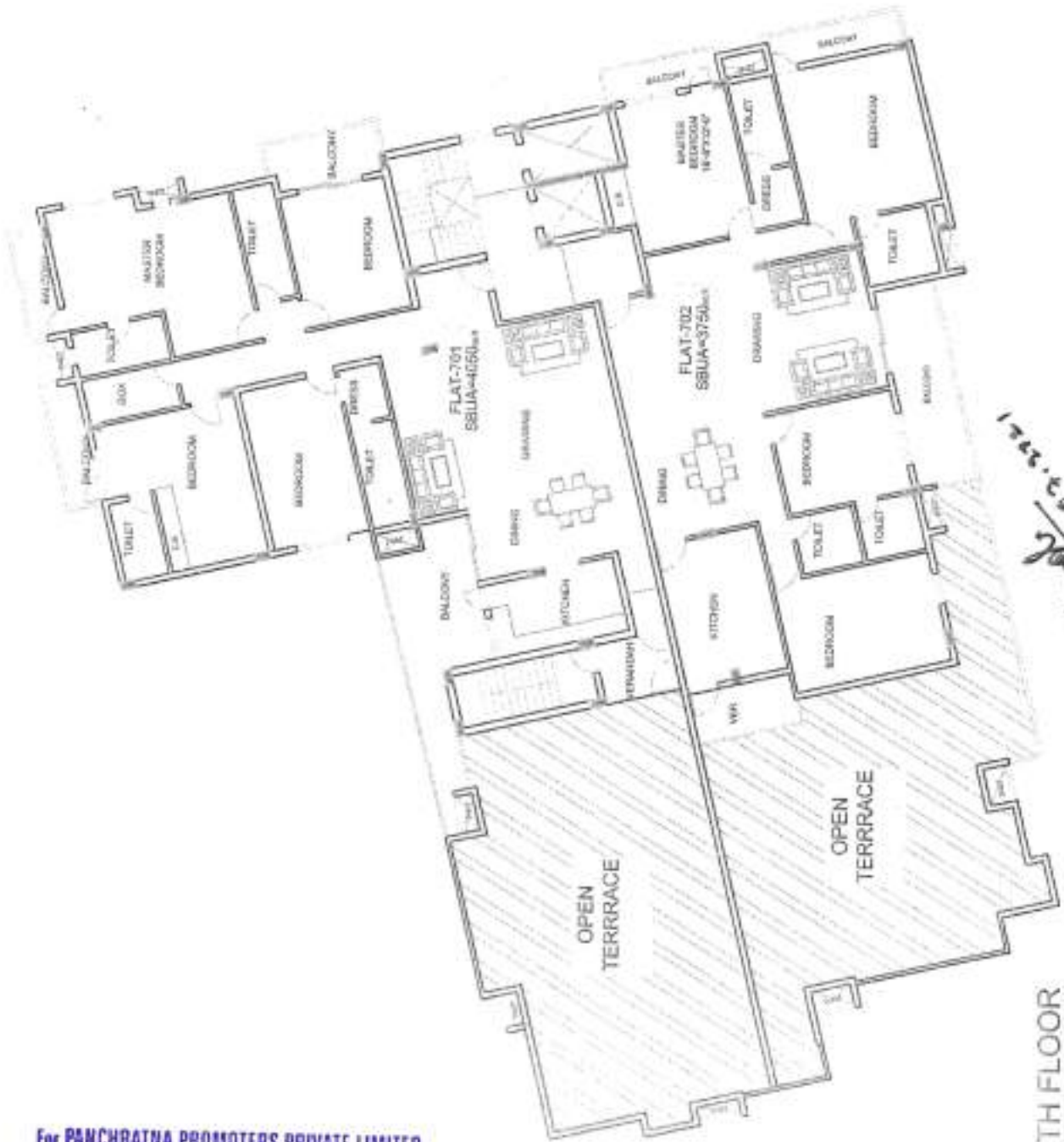
of PANCHRATNA PROMOTERS PRIVATE LIMITED

*P. J. M.*  
 24/07/2021  
 24/07/2021  
 DIRECTOR

of PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

24-07-2021



*S.K. Tanti*  
 24.02.21  
 1200-00-015

For PANCHRATNA PROMOTERS PRIVATE LIMITED  
*Prateek More*  
 DIRECTOR

SEVENTH FLOOR

\*\* The Dimensions are Tentative and may change at the sole discretion of the Developer.

PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
 24/02/2021  
 24-02-2021

PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
 DIRECTOR  
 24-02-2021



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

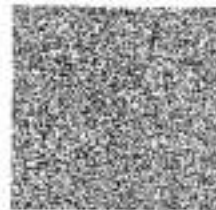
नामांकन क्रम/ Enrolment No.: 0635/10719/00185

Download Date: 15/07/2021

To  
श्रीयुश मोर  
Piyush More  
S/O. Kamal Kumar More  
Satyanarayan Sitaram  
Gandhi Chowk,  
Upper Bazar  
Ranchi G.P.O.,  
Ranchi G.P.O.,  
Ranchi Jharkhand - 834001  
9386950092

Issue Date: 09/02/2018

Valid Unknown



आपका आधार क्रमांक / Your Aadhaar No. :

**3292 5378 8604**

VID : 9111 4026 6962 9792

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 15/07/2021



श्रीयुश मोर  
Piyush More  
जन्म तिथि/DOB: 14/05/1984  
पुरुष/ MALE

Issue Date: 09/02/2018

**3292 5378 8604**

VID : 9111 4026 6962 9792

मेरा आधार, मेरी पहचान



Government of India



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:  
श्रीयुश मोर, अनन्य कुमार मोर, सत्यनारायण सिताराम, रवी चौक, अरुण बारी, रवी वि.सि.अ., लोदी, झारखण्ड - 834001

Address:  
S/O. Kamal Kumar More, Satyanarayan Sitaram, Gandhi Chowk, Upper Bazar, Ranchi G.P.O., Ranchi, Jharkhand - 834001



**3292 5378 8604**

VID : 9111 4026 6962 9792

1047 | India@uidai.gov.in | www.uidai.gov.in

For PANCHRATNA PROMOTERS PRIVATE LIMITED

BY PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

*Prateek More*

DIRECTOR

23/07/2021  
24-07-2021



भारत सरकार  
Government of India

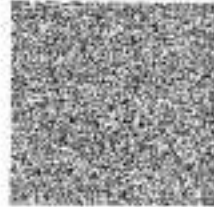
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2719/80406/00123

Download Date: 21/07/2021

To  
प्रतीक मोर  
Prateek More  
S/O Kamal Kumar More  
Gandhi chowk Upper Bazar  
Satyanarayan Sitaran  
Ranchi G.P.O.  
Ranchi Jharkhand - 834001  
9835138913

Issue Date: 28/12/2017



आपका आधार क्रमांक / Your Aadhaar No. :

**7692 2317 0165**

VID : 9121 8163 1657 2331

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 21/07/2021



प्रतीक मोर  
Prateek More  
जन्म तिथि/DOB: 15/05/1988  
पुरुष/ MALE

Issue Date: 28/12/2017

**7692 2317 0165**

VID : 9121 8163 1657 2331

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

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

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- 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।

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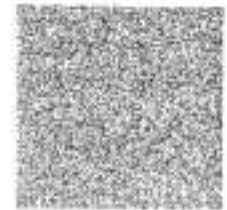
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:

S/O Kamal Kumar More, Satyanarayan Sitaran, रांची  
की उपर 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,  
Jharkhand - 834001



**7692 2317 0165**

VID : 9121 8163 1657 2331

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

*Prateek More*

DIRECTOR

*23/07/2021*  
*24/07/2021*

PANCHRATNA PROMOTERS PRIVATE LIMITED

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAFCP4668P

QR Code

नाम : Name  
PANCHRATNA PROMOTERS PRIVATE LIMITED

संस्थापना की तारीख  
Date of Incorporation/Formation  
24/02/2010

3000000

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek M.*  
*23/02/2021*  
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek M.*  
*23/02/2021*  
DIRECTOR

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek M.*  
DIRECTOR


**भारत सरकार**  
 Government of India


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

**7803 1157 2316\***  
UID - 7803 1157 2316 7773

मेरा आधार, मेरी पहचान


**एनयूआई प्रोविडेंट, एनयूआई अथॉरिटी ऑफ इंडिया**  
 Unique Identification Authority of India

UID  
 S/O सनील अग्रवाल, गोशाल टोल, चुट्टा, राँचे,  
 झारखण्ड - 834001

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

**7803 1157 2316**  
UID - 7803 1157 2316 7773

*Sunil Goyal*

**For PANCHRATNA PROMOTERS PRIVATE LIMITED**

*Prateek Mishra*  
 DIRECTOR



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

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

Download Date: 12/05/2024

To  
KIRAN TRIVEDI  
TRIVEDI N WAS  
MORABADI  
OPPOSITE UNITED BANK OF INDIA  
RANCH  
Ranch Jharkhand - 834008  
9934342100

Issue Date: 27/06/2011



आपका आधार क्रमांक / Your Aadhaar No. :

2254 4545 5232

VID : 9158 8126 9659 6564

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 03/05/2024



किरन त्रिवेदी  
KIRAN TRIVEDI  
जन तिथि/DOB: 24/01/1968  
लिंग/ GENDER: FEMALE

Issue Date: 27/06/2011

2254 4545 5232

VID : 9158 8126 9659 6564

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।

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- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
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Unique Identification Authority of India



Download Date: 03/05/2024

किरन त्रिवेदी, किरन त्रिवेदी, किरन त्रिवेदी के पते पर, मोबाइल नंबर, जमशेदपुर - 834008

Address:  
TRIVEDI N/WAS, MORABADI, OPPOSITE UNITED BANK OF INDIA, RANCH, Ranch, Jharkhand - 834008



2254 4545 5232

VID : 9158 8126 9659 6564

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratik More*

DIRECTOR

*Handwritten signature and date: 24/07/2024*

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भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: त्रिवेदी निवास, मोराबादी, पूनइटेड  
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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratish Mune  
DIRECTOR

S. K. Mishra

24/07/2021

H-1

2927  
20



GOVERNMENT OF JHARKHAND  
राज्य - मुख - निगम निगम (राज्य प्रशासन)  
(राज्य एवं आदिवासी विभाग)  
राज्य निगम रांची  
MUNICIPAL CORPORATION RANCHI



मृत्यु प्रमाण पत्र  
DEATH CERTIFICATE

ISSUED UNDER SECTION 12(17) OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 60(1) OF THE JHARKHAND REGISTRATION OF BIRTHS & DEATHS RULES 2009.

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR MUNICIPAL CORPORATION RANCHI OF TAHSILBLOCK KANKE OF DISTRICT RANCHI OF STATE/UNION TERRITORY JHARKHAND, INDIA

मृतक का नाम / NAME OF DECEASED: ARUN KUMAR TRIVEDI

लिंग / SEX: पुरुष / MALE

मृत्यु की तिथि / DATE OF DEATH:  
08-09-2020  
EIGHTH-SEPTEMBER-TWO THOUSAND TWENTY

मृत्यु का स्थान / PLACE OF DEATH:  
HEALTH POINT HOSPITAL, RANCHI, KANKE, RANCHI,  
JHARKHAND

मृतक की उम्र / AGE OF DECEASED:  
70 YEARS

पति / पत्नी का नाम / NAME OF HUSBAND / WIFE.

अपना पत्र / HUSBAND/WIFE AADHAAR NO.

माता का नाम / NAME OF MOTHER:

पिता का नाम / NAME OF FATHER:  
RAM NARESH TRIVEDI

अपना पत्र / MOTHER'S AADHAAR NO.:

अपना पत्र / FATHER'S AADHAAR NO.:

मृत्यु के समय मृतक का पता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH:

मृत्यु का स्थायी पता / PERMANENT ADDRESS OF DECEASED:

TRIVEDI NIWAS, ANTU CHOWK, MORABADI, P.S.- BARIATU,  
RANCHI, KANKE, RANCHI,  
JHARKHAND

TRIVEDI NIWAS, ANTU CHOWK, MORABADI, P.S.- BARIATU,  
RANCHI, KANKE, RANCHI,  
JHARKHAND

पंजीकरण संख्या / REGISTRATION NO:  
D-2020-20-00032-003862

पंजीकरण तारीख / DATE OF REGISTRATION:  
09-09-2020

टिप्पणी / REMARKS (IF ANY):  
OK

*Kuldev Kumar*  
18.09.2020  
जारी करने वाला अधिकारी / ISSUING AUTHORITY

जारी करने की तिथि / DATE OF ISSUE:  
18-09-2020

रजिस्ट्रार (जन्म एवं मृत्यु)  
REGISTRAR (BIRTH & DEATH)  
राज्य निगम रांची  
MUNICIPAL CORPORATION RANCHI

UPDATED ON:  
09-09-2020 15:53:45



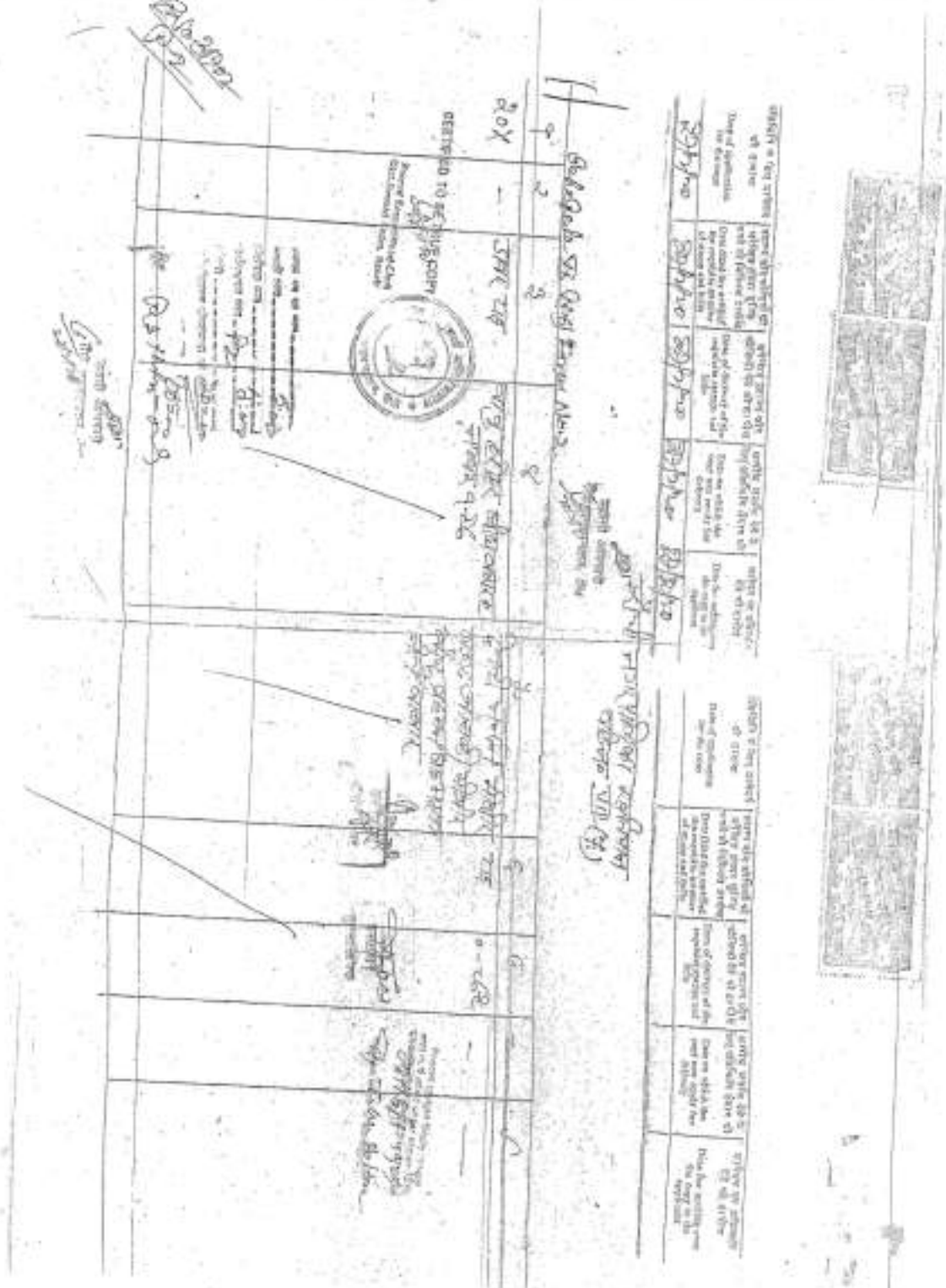
"THIS IS A COMPUTER GENERATED CERTIFICATE."  
THE GOVT. OF INDIA VIDE CIRCULAR NO. 1/12/2014-VS(CRS) DATED 27-JULY-2015 HAS  
APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.  
" प्रत्येक जन्म एवं मृत्यु का पंजीकरण सुनिश्चित करें / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH"



For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratibha*  
DIRECTOR

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Particulars	Particulars	Particulars	Particulars	Particulars
1. Particulars	2. Particulars	3. Particulars	4. Particulars	5. Particulars
...	...	...	...	...

Particulars	Particulars	Particulars	Particulars	Particulars
1. Particulars	2. Particulars	3. Particulars	4. Particulars	5. Particulars
...	...	...	...	...

For PANCHRATNA PROMOTERS PRIVATE LIMITED  
*Prakul Moh*  
 DIRECTOR



हरियाणा सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
जमादार बाबु हरिहर सिंह	राम उरांव, एतवा उरांव, पेशरान-लेगो उरांव, जाति-उरांव, निवासी-साकिनदेह व तोता उरांव, भदवा उरांव, पेशरान-चुनीआ उरांव, जाति-उरांव, निवासी-साकिनदेह व मीखा उरांव, पेशरान-दुनुआ उरांव, जाति-उरांव, निवासी-साकिनदेह वकमोताविक मो. न. 67 सन् 1935-36 ई. हसब दफा 85 मोकरर हुआ मो. 6-2-0 छव रूपए दो आना संभवत 1993 साल से अमल में आवेगा तारिख 26.9.1935 द.हाकिम

जिला का नाम	रॉची	अंचल का नाम	बड़ागाई	हलका का नाम	हल्का-04	मौजा का नाम	मोरहावादी	खाता का प्रकार	रैयती
खेवट नम्बर	2	खाता नम्बर	90	थाना का नाम	रॉची	थाना नम्बर	192		

खाता नम्बर	खेसरा नम्बर	बोहरी उत्तर 3 बोहरी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	सेव	(8)	(9)	(10)	(11)	(12)	(13)
90	84	सीमा मौजा धीरौन्दी टांड गोपाला मुन्डा	टांड दो ।	0 (एकड़) 21 (डिसमील) ( )	वकबजे राम उरांव धो एतवा उरांव		5	7	6	कायमी
	85	सीमाना मौजा धीरौन्दी दोन गोपना मुन्डा	टांड दो ।	0 (एकड़) 19 (डिसमील) ( )	वकबजे भदवा उरांव वकाइन/2 वकबजे रैयत इजमाल	खानलाइन/जांचा	5	7	6	कायमी
	86	सीमाना मौजा धीरौन्दी दोन नीज	टांड दो ।	0 (एकड़) 25 (डिसमील) ( )	वकबजे भीमा उरांव		5	7	6	कायमी
	87	टांड नीज दोन राम उराव	दोन तीन ।	0 (एकड़) 6 (डिसमील) ( )	वकबजे तोता उरांव		5	7	6	कायमी
	194	परती वधल टांड चुनीआ उराव	टांड दो ।	0 (एकड़) 15 (डिसमील) ( )	वकबजे राम उरांव धो एतवा उरांव		5	7	6	कायमी

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

195	परती पथल टांड चुनीआ उरांव	टांड दो 1	0 (एकड़) 16 (डिसमील) ( )	वकबजे भदवा उरांव	5	7	6	कायमी
200	टांड लछु उरांव टांड चुनीआ उरांव	टांड दो 2	0 (एकड़) 35 (डिसमील) ( )	वकबजे तोता उरांव	5	7	6	कायमी
201	टांड तोता उरांव वोगैरह दोन चुनीआ उरांव	टांड दो 1	0 (एकड़) 7 (डिसमील) ( )	वकबजे भदवा उरांव	5	7	6	कायमी
203	टांड तोता उरांव वोगैरह टांड भदवा उरांव	टांड दो 1	0 (एकड़) 15 (डिसमील) ( )	वकबजे राम उरांव वो एतवा उरांव	5	7	6	कायमी
205	टांड भदवा उरांव टांड राम उरांव वोगैरह	टांड दो 1	0 (एकड़) 7 (डिसमील) ( )	वकबजे तोता उरांव	5	7	6	कायमी
206	परती पथल टांड तोता उरांव	टांड दो 0	0 (एकड़) 7 (डिसमील) ( )	वकबजे भदवा उरांव	5	7	6	कायमी
216	दोन नीज दोन लेमवा उरांव	दोन एक 5	0 (एकड़) 25 (डिसमील) ( )	वकबजे तोता उरांव	5	7	6	कायमी
217	दोन नीज दोन एतवा उरांव	दोन एक 2	0 (एकड़) 12 (डिसमील) ( )	वकबजे भदवा उरांव	5	7	6	कायमी
218	दोन नीज दोन एतवा उरांव	दोन एक 2	0 (एकड़) 14 (डिसमील) ( )	वकबजे राम उरांव वो एतवा उरांव	5	7	6	कायमी
221	सीमाना मौजा चीरेंदी दोन नीज	दोन दो 4	0 (एकड़) 26 (डिसमील) ( )	वकबजे राम उरांव वो एतवा उरांव	5	7	6	कायमी
222	सीमाना मौजा चीरेंदी दोन नीज	दोन दो 4	0 (एकड़) 20 (डिसमील) ( )	वकबजे भदवा उरांव	5	7	6	कायमी
224	सीमाना मौजा चीरेंदी दोन नीज	दोन दो 4	0 (एकड़) 31 (डिसमील) ( )	वकबजे तोता उरांव	5	7	6	कायमी
300	टांड दुखना अहीर टांड चुनीआ उरांव	टांड दो 1	0 (एकड़) 31 (डिसमील) ( )	वकबजे भदवा उरांव	5	7	6	कायमी
766	दोन चुनीआ उरांव दोन लेवा उरांव वोगैरह	दोन तीन 2	0 (एकड़) 41 (डिसमील) ( )	वकबजे भीखा उरांव वाशकोठी/3 वकबजे राम उरांव वो एतवा उरांव रैयत	5	7	6	कायमी
777	परती कदीम नीजुआ उरांव वोगैरह टांड भदवा मुन्डा	टांड दो 1	0 (एकड़) 49 (डिसमील) ( )	वकबजे भीखा उरांव	5	7	6	कायमी

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratish K...*

DIRECTOR

278	परती कदीम चुनीआ उरांव वोगैरह टांड भदवा मुन्डा	टांड एक 1	0 (एकड़) 36 (डिसमील) ( )	वकबजे राम उरांव वी एतवा उरांव	5	7	6	कायमी
279	टांड घमरा उरांव टांड भीखा उरांव	मकान/1,सहन/1 0	0 (एकड़) 4 (डिसमील) ( )	वकबजे राम उरांव वी एतवा उरांव	5	7	6	कायमी
780	टांड नीज टांड भदवा उरांव	मकान/1,सहन/1 0	0 (एकड़) 3 (डिसमील) ( )	वकबजे भीखा उरांव	5	7	6	कायमी
781	परती कदीम चुनीआ उरांव वोगैरह मकान नीज	टांड एक 1	0 (एकड़) 13 (डिसमील) ( )	वकबजे भीखा उरांव	5	7	6	कायमी
782	टांड नीज दोन भदवा उरांव	दोन तीन 1	0 (एकड़) 10 (डिसमील) ( )	वकबजे भीखा उरांव	5	7	6	कायमी
783	दोन चुनीआ उरांव रास्ता	मोटा आर 1	0 (एकड़) 15 (डिसमील) ( )	वकबजे भीखा उरांव	5	7	6	कायमी
1441	मुनीशीप्लीटी वलौक मुनीशीप्लीटी वलौक	मकान/1 सहन/2 0	0 (एकड़) 13 (डिसमील) ( )	वकबजे भदवा उरांव	5	7	6	कायमी
1442	मकान राम उरांव वोगैरह मुनीशीप्लीटी वलौक	टांड एक 1	0 (एकड़) 8 (डिसमील) ( )	वकबजे राम उरांव वी एतवा उरांव	5	7	6	कायमी
1443	मकान तोता उरांव टांड तोता उरांव	मकान/1,सहन/1 0	0 (एकड़) 3 (डिसमील) ( )	वकबजे राम उरांव वी एतवा उरांव	5	7	6	कायमी
1444	मुनीशीप्लीटी वलौक मकान राम उरांव वोगैरह	मकान/1,सहन/1 0	0 (एकड़) 4 (डिसमील) ( )	वकबजे भीखा उरांव	5	7	6	कायमी
खाता मे कुल प्लोट संख्या 30		खाता का कुल मिजान	5 (एकड़) 31 (डिसमील) ( )	खाता का कुल	5 7 6			

यह एक कंप्यूटर जनित प्रति है

2/20/2021  
5:53:51 PM

यह पत्र केवल प्रार्थी की जानकारी के लिए है

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

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratula Mose*

DIRECTOR

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

```
<script language="javascript">window.print();</script>
```

*Prateek More*



# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. 420062020091215

Department / Section : Revenue Section  
Account Description : Holding Tax & Others

Date : 20-06-2020

Ward No : 4

New Ward No. : 3

Holding No : 71/A

New Holding No : 0040003130000A2

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

Address : TRIVENI NIWAS TAGGORE HILL ROAD MORABADI

A Sum of Rs. 1552.00 (in words) One Thousand Five Hundred Fifty Two Rupees Only

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

Dated 20-06-2020 Drawn on

State Bank of India

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	1633.20
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
		<b>Total</b>	<b>1633.00</b>
		<b>Rebate on Current Demand</b>	<b>81.66</b>
		<b>Amount Received</b>	<b>1552.00</b>

or Details Please Visit : www.ranchimunicipal.com  
R Call us at 18008904115 OR 0651-3500700In Association with  
Sri Publication & Stationers Pvt. Ltd.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

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

artulb.co.in/citizen/payment\_receipt.aspx?uid=536550c5b5dd3d189bfae32a7b5ce2fe26308fd9f2a7ba73

DIRECTOR



# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. 420062020091506

Date : 20-06-2020

Department / Section : Revenue Section  
Account Description : Holding Tax & Others

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 &amp; Others vide Cash/Cheque/DD/Online/Bankers Cheque No 717137

Dated 20-06-2020 Drawn on

State Bank of India

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	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		
105201	Education Cess	2020-2021 I - 2020-2021 IV	0.00
105203	Health Cess	2020-2021 I - 2020-2021 IV	0.00
718002	Interest on Holding Tax Receivable		0.00
		<b>Total</b>	<b>8694.00</b>
		<b>Rebate on Current Demand</b>	<b>434.70</b>
		<b>Amount Received</b>	<b>8259.00</b>

For Details Please Visit : [www.ranchimunicipal.com](http://www.ranchimunicipal.com)  
R Call us at 18002904115 OR 0651-3500700In Association with  
Sri Publication & Stationers Pvt. Ltd.

\*\*This is a computer generated receipt for PANCHRATNA PROMOTERS PRIVATE LIMITED requires a signature.\*\*

[http://ranchimunicipal.com/citizen/payment\\_receipt.aspx?uid=61c7c177-2598-4781-9461-111111111111&wid=ecbcb87e4b5ca2fe28306f0c92a7baf3](http://ranchimunicipal.com/citizen/payment_receipt.aspx?uid=61c7c177-2598-4781-9461-111111111111&wid=ecbcb87e4b5ca2fe28306f0c92a7baf3)
  
DIRECTOR

## लगान निर्धारण प्रपत्र

ग्राम - शंची नगर पंचायत वाडी नं. VII  
 ग्राम - शंची नगर पंचायत

धाना नं. - 192

अंचल - अहमदाबाद

जिला - रांची

क्र.सं.	संपत्ति विवरण वा.नं. व.सं.	नाम एवं पुरा पता	शाम	खाता नं.	प्लॉट नं.	एक्य	जमीन का क्रिस	लगान दर	निर्धारित लगान	अभ्युक्ति
1	03K8II 2020-21	सुनील कुमार त्रिवेदी पेला रू. शं. नरेश शुभेवी रू. विरग त्रिवेदी पति शं. अरुण कुमार त्रिवेदी सा. मोशवाही टैगोर हिल्स रोड, धोनी-बसस्टण्ड डिब्रुवा-रांची	4 शंची नगर पालिका वाडी नं. VII मौजरा- मोशवाही 192	5 -	6 रुम. एस् 205	7 31.04 (मात्र रू. 1000/- तीस टैगोर महल अरुण नगर) डिब्रुवा	8 मकान मय हाता।	9 4=000/- कठ्ठा	10 76=000/- (मात्र बि. 1000/- नगर) रू. 1000/- अहमदाबाद	11 लगान रू. 76000/- 1955-56 से देय होगी।

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratibha Mehta*

DIRECTOR



*(Signature)*  
अचल अधिकारी,  
बड़ागाई, रांची।

*(Signature)*  
भूमि सुधार उप समाहर्ता,  
रांची।

*(Signature)*  
अंचल निरीक्षक

दि. 19/05/2021





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

July 23, 2021

पंजी II प्रति

भाग वर्तमान	20	पृष्ठ संख्या	146										
जिला का नाम	रोसी	अनुमंडल नाम	सदर										
मौजा का नाम	मौरहाबादी	होल्डिंग संख्या	0										
अंचल का नाम	बढ़ागाई	हत्का का नाम	हत्का-04										
हत्का का नाम	बाना नम्बर	हत्का-04	192										
इस्टेट का नाम	JHARKHAND	इस्टेट का नाम	सात का प्रकार										
सात का प्रकार	—												
सुनील कुमार त्रिवेदी, पितल-सब राम मोहन त्रिवेदी, जाति- — एवं किरण त्रिवेदी, पति-सब अरुण त्रिवेदी, जाति- —													
सात नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार										
0	205	0 ए 0 हे 31.04 डि	Rent Fixation Case No 03 R 2B IV/2020-21 में उपसमाहृत भूमि सुधार रोसी के आदेशानुसार दर्ज किया।										
	कुल परिमाण	0 ए 31.04 डि 0 हे	76 19										
सारीख	प्राप्ति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत बावू सात	रोड सेस बकाया	रोड सेस बावू सात	शिक्षा सेस बकाया	शिक्षा सेस बावू सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस बावू सात	कृषि सेस बकाया	कृषि सेस बावू सात
01-13-2021	0302665831	2020-2021	2020-2021	0	76	0	19	0	38	0	38	0	15.2
07-21-2021	0308008709	2021-2022	2021-2022	0	76	0	19	0	38	0	38	0	15.2

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

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति  
यह प्रत्येक केवल प्रती की जानकारी के लिए है  
किसी भी प्रकार की असुविधा के लिए सम्बन्धित अधिकारी से संपर्क करें  
पत्र का पता देखने के लिए पत्र नंबर लिखें करें।

2021-07-23

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pankaj Mohan*

DIRECTOR

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थाना वी थाना नम्बर

V

फरद मलकी / फरद रैयती  
नाम रैयत मय वलिदयत जमाबन्दी  
वी सक्नुनत नम्बर।

Page No. : 146

Vol. No. : 20

Receipt No. : 0308008709

बझगाँई   मोरहावादी   192   सुनील कुमार त्रिवेदी, किरण त्रिवेदी		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
0	205	0 एकड़ 31.04 डिसमील 0 हेक्टर

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

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

मांग बाबत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	76.00					76.00
गुजारी (भावली)	19.00					19.00
सेस	38.00					38.00
सूद	38.00					38.00
मुतफरकात	15.20					15.20
मीजान	186.20					186.20

तफसील अदायकारी

अदायकारी बाबत	सालाना	बकाया				मौतालवा हाल (2021-2022)	फजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)	76.00					76.00	
गुजारी (भावली)	19.00					19.00	
सेस	38.00					38.00	
सूद	38.00					38.00	
मुतफरकात	15.20					15.20	
मीजान अदायकारी	186.20					186.20	

(1) मीजान कुल (तफर्जा में) : One Hundred Eighty Six Rupees and Twenty Paise

(2) नाम देहिन्दा -

(3) कुल बकाय - 186.20

तारीख अमला तहसील कुनिन्दा : 21-07-2021

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



ऑनलाइन जाँचा

यह एक कम्प्यूटर जनित प्रति है।

यह फरद केवल पाठों की जानकारी के लिए है।

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

श्री मन्त्र की दूरी का रसो अन्तर्गत श्री जेरोना का उन्मथान।

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratik Mune

DIRECTOR



## झारखंड सरकार राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



जिला का नाम	राँची	अनुमंडल नाम	सदर	अर्चल का नाम	बड़ागाँई	हल्का	हल्का-04
इस्टेट का नाम	झारखण्ड	भाग	27	पृष्ठ संख्या वर्तमान	7	याना न.	192
केंद्र का नाम	राजस्व याना न.	याना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिपूत जिसमें नामांतरण संबंधित है	कारोबार विस्तृत सूचना	रजिस्टर 2
केंद्र नं. 1306	मोरहाबादी/ 192	राँची	12/12/2020	By Succession	आता भाग वर्तमान 90 पूष्ठ संख्या वर्तमान 57	खाता नं. 90 प्लॉट नं. 1442	लगान 8 डिस्मील
977	2020 - 2021			Succession Certificate 123	90 19 57	90 1443	3 डिस्मील
				Dated 18/09/2020	90 19 57	90 1444	4 डिस्मील

For PANCHRAJNA PROMOTERS PRIVATE LIMITED

*Pratula Manu*

DIRECTOR

क्रेता का नाम :

(KIRAN TRIVEDI)पति-LATE ARUN KUMAR TRIVEDI, जति---, पता-TRIVEDI HOUSE MORABADI RANCHI ) एवं (SUNIL KUMAR TRIVEDI)पिता-LATE RAM NARESH TRIVEDI, जति---, पता-TRIVEDI HOUSE MORABADI RANCHI )

जमाबंदी रैयत का नाम :

सुनिल कुमार त्रिवेदी 2 अरुण कुमार त्रिवेदी-पिता-स्व0 राम नरेश त्रिवेदी

विक्रेता का नाम :

LATE ARUN KUMAR TRIVEDI,SUNIL KUMAR TRIVEDI, पितृ-LATE RAM NARESH TRIVEDI, जति---, पता-TRIVEDI HOUSE MORABADI RANCHI

राजस्व कर्मचारी हल्का-04 को आवश्यक कार्यवाही एवं सूचनाथ हस्तान्तरित।

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

Signature valid  
Digitally signed by

SHAILESH KUMAR

अंशदाधिकारी बड़ागाँई



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

July 23, 2021

भाग वर्तमान	27	पृष्ठ संख्या	7										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँव	हलका का नाम	हलका-04	इस्टेट का नाम	JHARKHAND				
मौज का नाम	मोरहाबादी	होलिंग संख्या	90	तीली संख्या		धाना नम्बर	192	खाला का प्रकार	—				
KIRAN TRIVEDI , पति-LATE ARJUN KUMAR TRIVEDI , जति- — एवं SUNIL KUMAR TRIVEDI , पति-LATE RAM NARESH TRIVEDI, जति- —													
खाला नम्बर	प्लॉट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				तकान	सेस			
90	1442	0 ए 8 डि 0 हे			नामान्तरण मुकदमा संख्या 1306/2020 - 2021				40	0			
90	1443	0 ए 3 डि 0 हे											
90	1444	0 ए 4 डि 0 हे											
कुल परिवधान		0 ए 15 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत वातु सात	रोड रोस बकाया	रोड रोस वातु सात	शिक्षा रोस बकाया	शिक्षा रोस वातु सात	स्वास्थ्य रोस बकाया	स्वास्थ्य रोस वातु सात	कृषि रोस बकाया	कृषि रोस वातु सात
12-21-2020	0868226273	2020-2021	2020-2021	0	40	0	10	0	20	0	20	0	8
07-21-2021	0112057473	2021-2022	2021-2022	0	40	0	10	0	20	0	20	0	8

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

List Of Case Status Details

जारी करें BACK

यह एक कम्प्यूटर जनित प्रति  
यह पत्रक केवल प्राचीन जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंदाजकारियों से संपर्क करें  
प्राट का नक्शा देखने के लिए प्राट नंबर वितक करें

ऑनलाइन जाँचा

For PANCHRATNA PROMOTERS PRIVATE LIMITED  
*Prateek More*  
DIRECTOR

Sch XIV-F.No. 180v

रसीद सालगुजारी

नाम सर्कल । नाम मौजा मय

धाना को धाना नम्बर

V

फरद मलकी / फरद रैयती  
नाम रैयत मय वसिदघत जमाबन्दी  
को सफुनत नम्बर)

Page No. : 7

Vol. No. : 27

Receipt No. : 0112057473

बडागाँई   मोरहाबाटी   192   KIRAN TRIVEDI, SUNIL KUMAR TRIVEDI		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
90	1442,1443,1444	0 एकड़ 15 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2021-2022)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
माल (नकदी)	40.00					40.00
गुजारी (भावली)	10.00					10.00
सेस	20.00					20.00
सूद	20.00					20.00
मुतफरकत	8.00					8.00
मीजान	98.00					98.00

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मीतालबा हाल (2021-2022)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)	40.00					40.00	
गुजारी (भावली)	10.00					10.00	
सेस	20.00					20.00	
सूद	20.00					20.00	
मुतफरकत	8.00					8.00	
मीजान अदायकारी	98.00					98.00	

(1) मीजान कुल (लपजौ में) : Ninety Eight Rupees

(2) नाम देहिन्दा -

(3) कुल बकाया- 98.00

तारीख अमला तहसील कुनिन्दा : 21-07-2021

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



अंतला कुन अरिहा

यह एक कम्प्यूटर जनित प्रति है।

एक कम्प्यूटर जनित भावली की जलकारी के लिए है।

किसी भी प्रकार की अनुचितियों के लिए उत्तरदायीत अंशलाधिकारी से संपर्क करें।

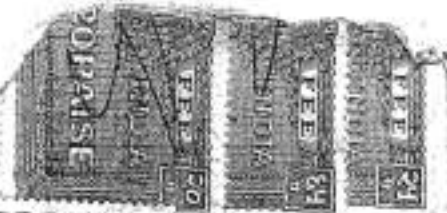
ये राज की दूरी का रथो ध्यान नहीं है जोधोना का समाधान।

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More

DIRECTOR

31-Jul-21 2:37 PM



प्रतिलिपि के लिए आवेदन की तारीख	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख	अपेक्षित स्टाम्प और फोलियो देने की तारीख	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी	आवेदक को प्रतिलिपि देने की तारीख
Date of application for the copy	Date fixed for notifying the requisite number of stamps and folios.	Date of delivery of the requisite stamps and folios.	Date on which the copy was ready for delivery.	Date of making over the copy to the applicant
24/11/92	30/11/92	30/11/92	1/12/92	1/12/92

न्यायालय, श्री राजेश कुमार, विशेष पदाधिकारी, रांची ।

स्त.प.आर. वाद संख्या- 302/92-93.  
450/92-93.

बिहार सरकार ..... बनाम ..... डा. आर. स्न. त्रिवेदी  
विजय उरांव ..... बनाम ..... आर. स्न. त्रिवेदी

आ दे श

24.11.92

उप-तमाहर्ता, भूमि सुधार, रांची के पत्रांक- 1318 दिनांक- 18.12.92

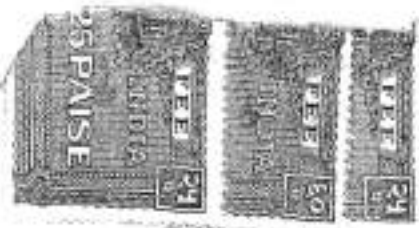
विजय उरांव का पत्र संलग्न कर भेजा गया है जिसमें विजय उरांव पुत्र स्व. माया उरांव ने दावा किया है कि उनकी रैयती जमीन ग्राम- मोरहाबादी खाता नं.- 90 प्लॉट नं.- 1442, 1443 व 1444 पर विपक्षी डा. आर. स्न. त्रिवेदी ने नाजायज ढंग से दखल कर लिया है जो धारा- 71 [ए] ती.स्न.टी. के अन्तर्गत वापस दिलाया जाय । प्रस्तुत तर्कों खतियान की फोटो प्रति के अनुसार ग्राम- मोरहाबादी धाना नं.- 192 खाता नं.- 90 बनाम राम उरांव को सत्वा उरांव पेशवान हेमो उरांव को भीखा उरांव पल्लव दुल्ला उरांव के नाम से जायगी लर्ज है जिसमें केतरा

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Ratule More*

नं.- 1442- 8 डि., 1443- 3 डि., 1444 - 4 डि. का उल्लेख है । प्लॉट

DIRECTOR



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	लिपि प्रतिलिपि तैयार हो Date on which the copy was ready for delivery.	इ को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant
		- 3 -		

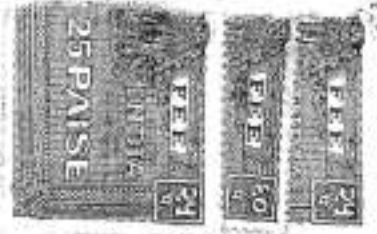
जो विवादित भूमि के 148 बड़ी म्यूनिसिपल प्लॉट नं.- 210 व 211 ग्राम- मोरहाबाद की स्वामिनी है, वाद नहीं चलाया जा सकता है। आवेदक खीतयानीरैयत के वारिस नहीं हैं विवादित भूमि सेत्वा उरांव पुत्र ब लेगो उरांव व मंगल उरांव, पुत्र टहल उरांव पुष्पा उरांव पुत्र बुटिया उरांव द्वारा मौखिक रूप से 16.9.1961 को श्रीमती राम केतरी देवी को धराराशि लेकर बेच दिया गया व कब्जा किया दिया गया। राम केतरी द्वारा भूमि खरीददारी के तुरन्त बाद पक्का भवन का निर्माण विवादित भूमि पर 1962 में कराया गया जिसमें 9 कमरे, शौचालय व अन्य संरचना थी तथा जिसको बनाने का खर्च 20,000/- से अधिक आया। व उपरोक्त परिसर 1962 से रांची कालेज व अन्य कालेज के विद्यार्थियों के लिये लौज के रूप में उपयोग में लाया जा रहा है। श्रीमती रामकेतरी देवी ने अपना नामान्तर रांची म्यूनिसिपलटी में करा लिया है व टैक्स भी दे रही है। weather tax / <sup>return</sup> में भी श्रीमती राम केतरी देवी ने 1962 से भवन निर्माण विवादित भूमि पर दिखाया है। उक्त प्रकार श्रीमती रामकेतरी देवी विवादित भूमि होल्डिंग नं.- 71 व पुराना वार्ड नं.-VII/B नया वार्ड नं. XIX के कब्जे में 1961 से है व उन्हें विवादित भूमि पर विपरीत कब्जे से स्वामित्व प्राप्त

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prakash Mohan*

DIRECTOR

हो गया है। आवेदक का दावा कालपाथित है विपक्षी आवेदक के आवेदन को रद्द करने का अनुरोध करते हैं। विपक्षी द्वारा अपने दावे के रूप में एक रुपये बन्दरह पैसे



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant
		- 5 -		

बताया कि विपक्षी 8-9 साल से बच्चे में है। गाय गोरु रखने के लिये मकान है। प्रतिरक्षक में बताया कि प्लॉट नं. खाता नं. नहीं बता सकते हैं। विवादित भूमि की चौहदी भी नहीं बता सकते हैं जमीन के आस-पास पूरे क्षेत्र में मकान है। तकरारी जमीन पर रेस्वेस्ट का मकान है। मकान ईटा का है तकरारी जमीन पर लोज था।

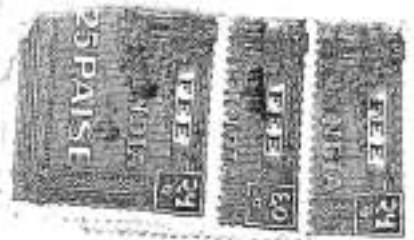
विपक्षी की तरफ से तीन गवाह प्रस्तुत किये गये। तीताराम मिश्र ने बताया कि जमीन पर लोज है 1964 से लोज में रहे हैं उसमें 9-10 कमरे है। मकान रेस्वेस्ट का पक्का मकान है निर्माण में 15 हजार खर्च होगा। अन्य गवाह मृगु नाथ सिंह व वालेश्वर पाण्डे ने भी विपक्षी के गवाह को समर्थन दिया है।

दोनों पक्षों के विद्वान अधिवक्ता की बहत चुनी गई। प्रथम पक्ष के विद्वान अधिवक्ता ने अपनी बहत में बताया कि आवेदक विजय उरांव खीतयानी रैयत का प्रांरित है। विपक्षी जबरदस्ती भूमि पर काबिज है तथा आवेदक को दस वर्षों से वेदक किये हुये है। जबरदस्ती दख्त (forcible dispossession/<sup>ion</sup>माननीय उच्चतम न्यायालय के वाद पाण्डे उरांव बनाम रामचन्द्र साहू 1992 ||1|| P.L.J.R. 289 के मुताबिक illegal transfer माना गया है। प्रथम पक्ष रैयती मातंगुजारी देसा

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek Kumar*

DIRECTOR



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant
		- 7 -		

में कहा गया if the transferee has remained in possession of the lands for a continuous period of over 12 years before the coming into force of Regulation 1 of 1969 the lands cannot be restored under the provisions of Sec. 71 (a) of the C.N.T. Act.

विपक्षी का कहना है कि विवादी भूमि का स्वल्प बदल चुका है अब वह कृषि योग्य भूमि नहीं रही है विपक्षी के नाम से होल्डिंग नगर निगम में स्थापित है तथा विपक्षी टैक्स भी दे रही है। विवादी भूमि पर जहां तक संरचना का प्रश्न है उसे प्रथम पक्ष के गवाह व प्रथम पक्ष भी स्वीकार करते हैं लेकिन संरचना करने की ज़रूरत में अन्तर है। छल प्रमाण प्रमाणित नहीं किया गया। आवेदक अपने दिनांक- 12-12-92 के आवेदन पत्र में स्वयं स्वीकार किया है कि विवादी भूमि पर मकान बना है।

उपरोक्त तथ्यों से स्पष्ट है कि विवादी भूमि पर 1969 के पूर्व संरचना थी जिसकी लागत दस हजार रुपये से अधिक थी और उपयोगकर्ता द्वारा जमीन का स्वल्प परिवर्तित कर दिया गया जो अब कृषि योग्य भूमि नहीं रही अतएव विपक्षी धारा- 71 (1) के द्वितीय परन्तुक के अन्तर्गत विपक्षी गण को आवेदक दिया जाता है

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

कि वे तीन माह के अन्दर विवादी जमीन, खाता नं.- 90 प्लॉट नं.- 1442, 1443 व

क्रमांक: १२-१७० १०१११

State vs. R. N. Tribedi

आरोप की संख्या और तारीख	आरोप और वर्गीकरण के हवाले	आरोप पर जो भी कोटापत्रों के बारे में विवरण, तारीख के साथ
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2/12/95  
 विपरीत शिकायत - अतिरिक्त शिकायत - पत्रि आदेश  
 को दिनांक 21/12/95 को अतिरिक्त शिकायत - विनि-  
 मयित करने हेतु - आवेदन - दिनांक 21/12/95  
 है। इस तथ्य में दिनांक 24/11/95  
 को अतिरिक्त शिकायत - पत्रि आदेश शिकायत  
 को - मोरहावाली, अनाम 10-90  
 (मोटर नं - 1442, 1443, 1444 -  
 मोटर नं - 210 एवं 211)  
 अतिरिक्त शिकायत: 03 डिग्री, 03 डिग्री एवं  
 04 डिग्री - कुल अक्षय - 1.5 (पं.ड.ए.)  
 डिग्री के लिए 79, 700-00 (आसी  
 द्वारा प्राप्त की) (नया प्रतिपत्ति वक्ति  
 विनिमित्त दिनांक 21/12/95 को विपरीत की  
 द्वारा दिनांक 10/12/95, 13/12/95 एवं  
 20/12/95 को कुल - विनिमित्त वक्ति  
 वक्ति का अक्षय - अतिरिक्त शिकायत को -  
 अतिरिक्त शिकायत के अक्षय पर प्राप्त  
 की शिकायत को - अनाम 10-90 के अक्षय पर  
 पत्रि को दिनांक 21-12-95 है।  
 अतिरिक्त शिकायत - मोरहावाली,  
 अनाम 10-90, (मोटर नं - 1442, 1443,  
 1444 - (M.S. मोटर नं - 210 एवं 211)  
 अतिरिक्त शिकायत: 03 डिग्री, 03 डिग्री एवं 04 डिग्री  
 कुल अक्षय - 1.5 (पं.ड.ए.) डिग्री अतिरिक्त शिकायत -  
 अतिरिक्त शिकायत को - पत्रि आदेश को अतिरिक्त शिकायत  
 को - मोरहावाली, अनाम 10-90 के अक्षय पर  
 दिनांक 21/12/95 को अतिरिक्त शिकायत



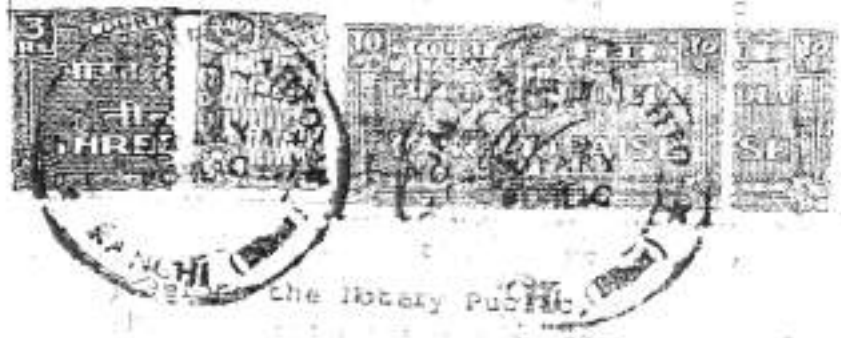
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13725-9 DEC 1994



Ranchi.

" AFF I D A V I T "

WE, 1) CHAMPA ORAON (2) BANNA ORAON son of Late Ram Oraon (3) MUKHA ORAON son of Moga Oraon, resident of village Morhabadi, P.S. Barlatu, District, Ranchi do hereby solemnly affirm and declare that the following statements made below by us are true to the best of our knowledge

1. That we are agnates of BIRAJ ORAON.
2. That the lands in the S.A.R. Case No. 302/93-94 in the court of Sri Rakesh Kumar, Special Officer, S.A.R. Ranchi had fallen exclusively in the share of Sharda Oraon, The grand father of the petitioner Biraj Oraon in the case in the family partition which took place long, long ago.

3. That accordingly the said lands were exclusively inherited by Biraj Oraon the petitioner in the said S.A.R. Case.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratek Mohan*  
DIRECTOR

Contd....

Handwritten notes in the left margin, including numbers and names, possibly related to the case or the petitioner.

Handwritten notes in the left margin, including a date '9-12-94' and other illegible text.

4. That we have no claim whatsoever to the compensation awarded in the case by the Special Officer, S.A.R. Ranchi.

5. That we shall have no claim over the lands in the said S.A.R. Case in future.

6. That compensation has been rightly granted to the petitioner Bijay Oraon in the said S.A.R. Case.

Sworn and signed this affidavit on

this the 9th day of December 1994 at Ranchi.

बिजय ओरण

बिजय ओरण  
Deponent.

The deponent who has been identified by Sri [Name] Adv. Ranchi has solemnly affirmed and declared before me that the statements made herein above are true to the best of his knowledge and belief.

Identified by me.

[Signature]  
11/12/94



Public, Ranchi.

SOCIETY PUBLIC RANCHI

9 DEC 1994

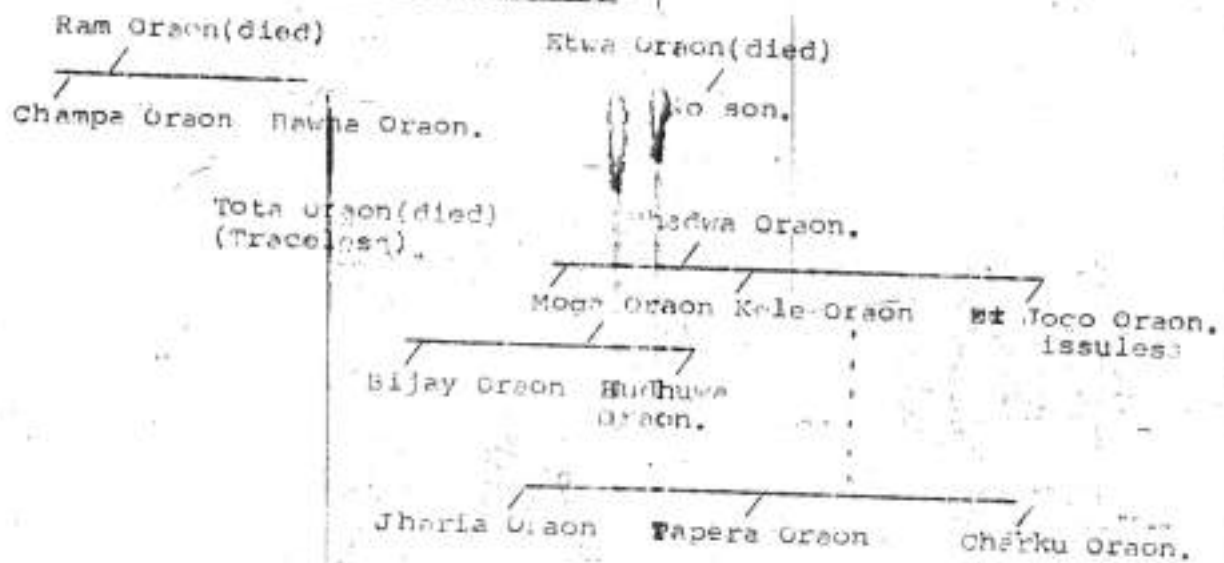
APP. No.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratuk More

DIRECTOR

G n e a l o g y .



The following persons are receiving Bank Draft according to the genealogy (1) Champa Oraon (2) Louha Oraon (3) Bijay oraon (4) Buchuwa Oraon (5) Jharla oraon (6) Tekra Oraon (7) Charaku oraon

It is, therefore prayed that Bank Draft may be given to the aforesaid persons.

For which they shall ever pray.

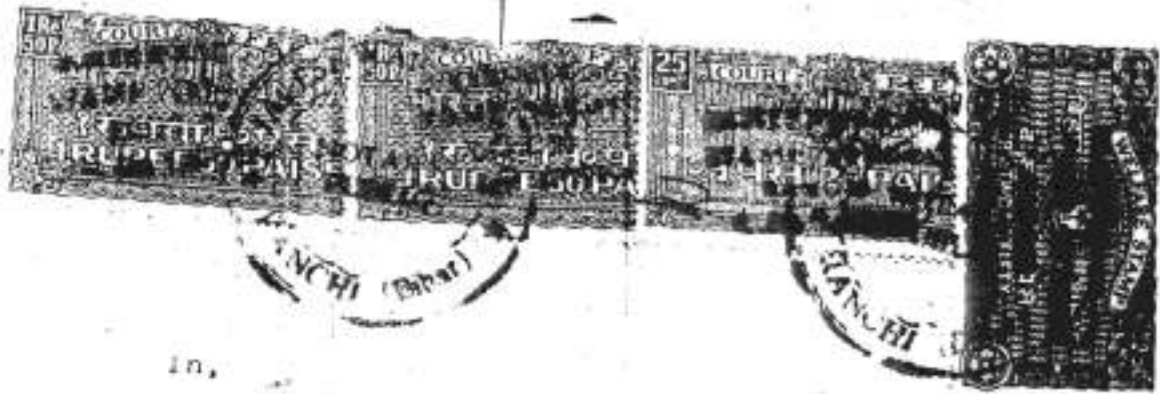
1716 10 FEB 1995

- (1) चम्पा ३२१०
- (2) लौहा ३२१०
- (3) LTJ Bijay oraon
- (4) बुजुवा बिजुवा

10/2/95  
NOTARY PUBLIC RAN...



Prateek More  
10/2/95



in,

The Court of Sri Rakesh Kumar,

Judicial officer, S.A.R.

Panchhi

S.A.R. 302/92-93.

450/92-93.

P I D A V I T

Bijay Oraon .. .. . Petitioner.

-Vrs-

Dr. R.N. Devi .. .. . Opp. party.

17/1-10 FEB 1995

The humble petition on behalf  
of the claimant of the shares  
of compensation:

Most respectfully sheweth:-

1. That the claimants of the shares of the  
compensation are the following persons according  
to the order of the court and R.S. Khatiyani the genealogy  
of whom is as follows:-

contd...2



For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pradeep More*

DIRECTOR

अकेले प्राप्त करने के लिए  
A/c Payee Only

मार्कबुच

क्र. Code MBD-437

10.02.1992

मांग पर/ON DEMAND PAY चरम 3210 ~ ~ ~ ~ ~

रुपये/RUPEES Seven thousand nine hundred **₹.Rs. 7970/-**  
Seventy only. ~ ~ ~ ~ ~ अदा करें/FOR VALUE RECEIVED

एह टक एला दला  
OT OL TL

सं./No. 1560

युनाइटेड बैंक ऑफ इंडिया  
UNITED BANK OF INDIA

OVER-7970RS

अधिकृत अधिकारी AUTHORIZED SIGNATORY

MP/DYE Ranchi  
अधिकारी/अभ्यास/ड्रावर ब्रांच

क्र. Code RAN-411

\*536071\* 0000270001\*

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अकेले प्राप्त करने के लिए  
A/c Payee Only

मार्कबुच

क्र. Code MBD-437

10.02.1992

मांग पर/ON DEMAND PAY चरम 3210 ~ ~ ~ ~ ~

रुपये/RUPEES Seven thousand nine hundred **₹.Rs. 7970/-**  
Seventy only. ~ ~ ~ ~ ~ अदा करें/FOR VALUE RECEIVED

एह टक एला दला  
OT OL TL

सं./No. 1561

युनाइटेड बैंक ऑफ इंडिया  
UNITED BANK OF INDIA

OVER-7970RS

अधिकृत अधिकारी AUTHORIZED SIGNATORY

MP/DYE Ranchi  
अधिकारी/अभ्यास/ड्रावर ब्रांच

क्र. Code RAN-411

\*536072\* 0000270001\*

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अकेले प्राप्त करने के लिए  
A/c Payee Only

मार्कबुच

क्र. Code MBD-437

10.02.1992

मांग पर/ON DEMAND PAY मीठिया 3210 ~ ~ ~ ~ ~

रुपये/RUPEES Seven thousand nine hundred **₹.Rs. 7970/-**  
Seventy only. ~ ~ ~ ~ ~ अदा करें/FOR VALUE RECEIVED

एह टक एला दला  
OT OL TL

सं./No. 1559

युनाइटेड बैंक ऑफ इंडिया  
UNITED BANK OF INDIA

OVER-7970RS

अधिकृत अधिकारी AUTHORIZED SIGNATORY

MP/DYE Ranchi  
अधिकारी/अभ्यास/ड्रावर ब्रांच

क्र. Code RAN-411

\*536070\* 0000270001\*

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Poatub more*

DIRECTOR

B.P.A. Vice-President  
Ranchi Bar Association

*Handwritten signature*

3175  
सीरीज Z

रांची बार एसोसिएशन, रांची  
Joint Secretary  
Bar Association, Ranchi



न्यायालय श्री/श्रीमती Rakesh Kumar Special Officer S.A.R. Ranchi  
वाद संख्या 302/92-93 वर्ष 92  
Jhania and others - 350/92-93 वर्ष 92  
वादी/आवेदक/प्राची/प्रथम पक्ष  
परिवारी अपील कर्ता/आवेदक

प्रति श्री. K. R. T. V. V. V. V. प्रतिवादी/उत्तरवादी/विपक्षी/द्वितीय पक्ष विपक्षी  
एतद् द्वारा मैं/हम Sharia Commission Sr. Charles Gnan  
Bank Sons of late K. R. Gnan  
Saidani of village Morhabadi  
P.S. Barabati East Ranchi

Morhabadi Bariath Morhabadi Ranchi  
निवासी मोहल्ला ... पाना ... मोकाम ... जिला ...  
निम्नांकित/अधिवक्ताओं को मेरा/हमारा अधिवक्तागण नियुक्त करते हुए उन्हें यह अधिकृत करता/करती/करते है/हैं कि वे इस वाद में मेरी/हमारी ओर से उपस्थित हों, समुचित परबी करें। कागजात, आवेदन पत्र प्रस्तुत करें तथा उन्हें वापस लें, सन्धि पत्र प्रस्तुत करें या वाद को पंच निर्णय हेतु प्रदान करें। तथा वाद के न्यायोचित एवं समुचित संचालन हेतु सभी वैधानिक कार्य सम्पादित करें और उनके द्वारा सभी कार्यों को सम्पुष्टि मैं/हम/करता/करती/करते हैं/हैं और वे सभी कार्य मेरे/हमारे द्वारा ही सम्पादित समझे जाएं तथा उनकी बाध्यता मुझ/हम पर होगी।  
उपरोक्त अधिवक्ता/अधिवक्ताओं को यह अधिकार होगा कि मेरे/हमारे द्वारा उनका अधिवक्ता शुल्क नहीं देने पर वे मेरी/हमारी ओर से इस वाद में कोई कार्य न करें।

श्री Khaliq Rahman अधिवक्ता  
श्री ... अधिवक्ता  
श्री ... अधिवक्ता  
श्री ... अधिवक्ता

अतः यह नियुक्ति पत्र मैंने/परिवारी/वादी/आवेदक प्राची/प्रथम पक्ष/उत्तरवादी/आवेदक/विपक्षी अपीलकर्ता/प्रति पक्ष/उत्तरवादी/विपक्षी/द्वितीय पक्ष आज दिनांक ... सन् 92 को साक्षी ... पान ... जिला ... के समक्ष सम्पादित किया।  
यह नियुक्ति पत्र मैंने ... के द्वारा/समक्ष प्राप्त कर लिया, तन्वुष्टि होकर इसे स्वीकार किया तथा मैं यह प्रमाणित करता/करती हूँ कि इस वाद में दूसरे पक्ष को पक्षधर नहीं हूँ।

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For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prostate more*  
DIRECTOR

हस्ताक्षर अधिवक्ता K. R. Rahman  
पूरा नाम K. R. Rahman  
पता ...  
पता/महल्ला/पान : Kanbe  
पाना : Kanbe

for

The court of Sri Lakshmi  
Kumar  
Special Officer, S.A.R.  
Rambhadr

S.A.R. 302/92-93  
C.A.R. 350/92-93

Shri. Manoj and others — Petitioner

Dr. R.N. Tirvedhi — Opp. Party

He is on behalf  
of the petitioner  
Shri. Manoj  
and others  
and others  
is filed  
with

श्री. मनोज और  
अन्य

(2) श्री. र. न. तिरवेदी

*(Signature)*  
13/2/95 RAN

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*(Signature)*

DIRECTOR

for

The Court of Sri Rakosh Karmakar  
Special Officer. C.A.R  
Ranahi

S.A.R. 302/92-93

S.A.R. 450/92-93

Bijay Ram Chandra ~~Chandra~~ Petitioner.

Dr. R.N. Tirvedi — Opp Party

History on behalf of  
the petitioner is  
1) Bijay Ram Chandra  
2) Chandra  
3) Chandra  
4) Chandra  
Filed herewith

- LI 1  
Bijay Ram

बुद्ध का उद्देश्य  
रामा उद्देश्य  
वीणा उद्देश्य

*[Handwritten signature]*  
14/2/95 R.N.

Vice-President  
Ranchi Bar Association

Joint Secretary  
Bar Association Ranchi

3252

सीरीज Z

रांची बार एसोसिएशन, रांची

यहाँ पर टिकट लगायें



एक टिकट

अधिवक्ता नियुक्ति पत्र

म्यागानय धो/प्रोसेसो - Rakesh Kumar, Special Officer S.A.R. Ranchi

वाद संख्या SARCASE 902/92-83  
Bijay Chandra 450/92-93

वादी/आवेदक/प्राथी/प्रथम पक्ष  
परिवादी अपील कर्ता/आवेदक

Dr. R. T. T. T. T.

परिवादो/उत्तरवादी/विपक्षी/द्वितीय पक्ष विपक्षी

एवम् इत्यादि हैं -  
1. Bijay Chandra (2) Budhwa Chandra Singh  
Moga Chandra (3) Champa Chandra (4) Bawna  
Chandra (5) Lal Chandra (6) Lal Chandra  
(7) Lal Chandra (8) Lal Chandra (9) Lal Chandra  
Dist Ranchi

For Mohd. ... Ranchi Ranchi

निवासी मोहल्ला ... जिला ...  
निष्ठा/अधिवक्ताओं को मेरा/हमारा अधिवक्तागण नियुक्त करते हुए उन्हें यह अधिकृत करता/करती/करते  
हैं/हैं कि वे इस वाद में मेरी/हमारी ओर से उपस्थित हों, समुचित पेश्वी करें। कागजात, आवेदन पत्र  
प्रस्तुत करें तथा उन्हें वापस लें, सन्धि पत्र प्रस्तुत करें या वाद को पंच निर्णय हेतु प्रदान करें। तथा वाद के  
सम्बन्धित एवं सम्बन्धित संचालन हेतु सभी वैधानिक कार्य सम्पादित करें और उनके द्वारा सभी कार्यों को  
सन्तुष्टि में लाने/करता/करती/करते हैं/हैं और वे सभी कार्य मेरे/हमारे द्वारा ही सम्पादित समझे जायें तथा  
उनकी वाक्यता मुझ/हम पर होगी।

उपरोक्त अधिवक्ता/अधिवक्ताओं को यह अधिकार होगा कि मेरे/हमारे द्वारा उनका अधिवक्ता शुल्क  
नहीं देने पर वे मेरी/हमारी ओर से इस वाद में कोई कार्य न करें।

धो ... अधिवक्ता  
धो ... अधिवक्ता  
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धो ... अधिवक्ता

अतः यह नियुक्ति पत्र मैंने/परिवादी/वादी/आवेदक प्राथी/प्रथम पक्ष/उत्तरवादी/आवेदक/विपक्षी  
परिणतकर्ता/प्रति पक्ष/उत्तरवादी/विपक्षी/द्वितीय पक्ष आज दिनांक ... सन्  
... की नांभी ... ग्राम ... थाना ...  
जिला ... के समक्ष सम्पादित किया।

यह नियुक्ति पत्र मैंने ... के द्वारा/समक्ष प्राप्त कर एवं सन्तुष्ट होकर इसे स्वीकार  
किया तथा मैं यह प्रमाणित करता/करती हूँ कि इस वाद में दूसरे पक्ष का पक्षधर नहीं हूँ।



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratula Moha

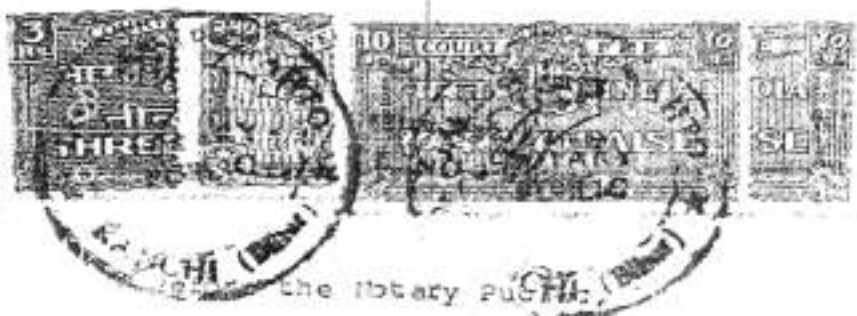
DIRECTOR

हस्ताक्षर अधिवक्ता  
पूरा नाम  
पता  
पता/महल्ला/ग्राम  
थाना  
जिला

Seemal Toli, P. S. Ranchi

Handwritten notes and signatures on the right margin, including 'Bijay Chandra' and '10/2/95'.

10 DEC 1984



Ranchi.

" AFFIDAVIT "

WE, 1) CHAMPA ORAON (2) BANNA ORAON son of Late Ram Oraon (3) BULHUA ORAON son of Moga Oraon, resident of village Morhabedi, P.S. Barlatu, District, Ranchi do hereby solemnly affirm and declare that the following statements made below by us are true to the best of our knowledge

1. That we are agnates of BIJAY ORAON.
2. That the lands in the S.A.R. Case No-302/93-94 in the court of Sri Rakesh Kumar, Special Officer, S.A.R. Ranchi had fallen exclusively in the share of Sharda Oraon, The grand father of the petitioner Bijay Oraon in the case in the family partition which took place long, long ago.
3. That accordingly the said lands were exclusively inherited by Bijay Oraon the petitioner in the said S.A.R. Case.

Handwritten notes in Hindi: श्रीमान् बिजय ओराण, पंचरत्ना प्रोमोटर प्राइवेट लिमिटेड, राँची, 9-12-84

Handwritten notes: 20/12/84, 21/12/84, 22/12/84, 23/12/84, 24/12/84, 25/12/84, 26/12/84, 27/12/84, 28/12/84, 29/12/84, 30/12/84, 31/12/84



Contd....

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek Moha

DIRECTOR

4. That we have no claim whatsoever to the compensation awarded in the case by the Special Officer, S.A.R. Ranchi.

5. That we shall have no claim over the lands in the said S.A.R. Case in future.

6. That compensation has been rightly granted to the petitioner Bijay Oraon in the said S.A.R. Case.

Sworn and signed this affidavit on

this the 9th day of December 1994 at Ranchi.

Handwritten signature in Hindi: श्री राजेश कुमार अग्रवाल  
Deponent.

The deponent who has been identified by Sri ... Adv. Ranchi has solemnly affirmed and declared before me that the statements made herein above are true to the best of his knowledge and belief.

Identified by me.

Handwritten signature and date: 9/12/94



Notary Public, Ranchi.

NOTARY PUBLIC RANCHI

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Handwritten signature: Prateek Mohan

DIRECTOR

13925  
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The camp of Sri Rakesh Kumar  
Special Officer S.A.R, Ranchi

S.A.R 302/92-93  
S.A.R 350/92-93

Tapera oraoon — Petitioner.  
Vers

Dr. R. N. Tripathi — Opp. Party

Hazri on behalf  
of the petitioner

Tapera oraoon  
is filed herewith

LT.I  
Tapera  
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By

Ramesh  
29/2/95

of

The Court of Sri Rakesh Kumar  
Special Officer. C.A.R  
Raichuri

S.A.R. 312/92-93  
S.A.R. 450/92-93

Bijay Ram Choudhary — Petitioner.

D. R. Tiwari — off Party

Harmon behalf of  
the petitioner is  
1) Bijay Ram Choudhary  
2) Champa Ram  
3) Bawa Ram is  
Filed herewith —

- Li 1  
Bijay Ram.

बुद्धवर्ष ३२१०  
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मौना ३२१०

Pratibha  
10/2/93 ACH

For PANCHRATNA PROMOTERS PRIVATE LIMITED  
Pratibha  
DIRECTOR



Vice-President  
Ranchi Bar Association

*Handwritten signature*

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सीरोज 2

रांची बार एसोसिएशन, रांची  
Joint Secretary  
Bar Association Ranchi



अधिवक्ता नियुक्ति पत्र  
न्यायालय श्री/श्रीमती Rakesh Kumar Specini द्वारा 2 अक्टूबर 2019 को  
बाद संख्या 302/92-93 एवं 12  
Jharia and others 350/92-93  
बादो/आवेदक/प्राथी/प्रथम पक्ष  
परिवादी अपील कर्ता/आवेदक

श्री K. R. Tripathi प्रतिवादी/उत्तरवादी/विपक्षी/द्वितीय पक्ष विपक्षी  
एतद् द्वारा मैं/हम S/O Jharia and others  
bank sons of late Keshu Ram  
maidani of village Morkhabadi  
P.O. Barialy Dist. Ranchi

निवासी मोहल्ला Morkhabadi बाना Barialy मोकाम Morkhabadi जिला Ranchi  
निम्नांकित अधिवक्ताओं को मेरा/हमारा अधिवक्तागण नियुक्त करते हुए उन्हें यह अधिवक्त करता/करती/करते  
है/हैं कि मैं इस बाद में मेरी/हमारी ओर से उपस्थित हूँ, समुचित पंजी करूँ। कागजात, आवेदन पत्र  
प्रस्तुत करें तथा उन्हें वापस लें, सविध पत्र प्रस्तुत करें या बाद को पंज निर्गम हेतु प्रवान करें। तथा बाद के  
न्यायोचित एवं समुचित संभालन हेतु सभी वैधानिक कार्य सम्पादित करें और उनके द्वारा सभी कार्यों को  
सम्पुष्टि मै/हम/करता/करती/करते हैं/हैं और वे सभी कार्य मेरे/हमारे द्वारा ही सम्पादित समझें जाएँ तथा  
उनकी बाधता मुझ/हम पर होगी।

उपरोक्त अधिवक्ता/अधिवक्ताओं को यह अधिकार होगा कि मेरे/हमारे द्वारा उनका अधिवक्ता मुक्त  
नहीं होने पर वे मेरी/हमारी ओर से इस बाद में कोई कार्य न करें।

श्री K. R. Tripathi अधिवक्ता  
श्री K. R. Tripathi अधिवक्ता  
श्री K. R. Tripathi अधिवक्ता  
श्री K. R. Tripathi अधिवक्ता

अतः यह नियुक्ति पत्र मैंने/परिवादी/वादो/आवेदक प्राथी/प्रथम पक्ष/उत्तरवादी/आवेदक/विपक्षी  
अपीलकर्ता/प्रति पक्ष/उत्तरवादी/विपक्षी/द्वितीय पक्ष आज दिनांक 20/10/2019 एवं  
12 को साक्षी K. R. Tripathi द्वारा Barialy  
जिला Ranchi के समक्ष सम्पादित किया।

यह नियुक्ति पत्र मैंने K. R. Tripathi के द्वारा/समक्ष प्राप्त करके/संस्तुति/होकर इसे स्वीकार  
किया तथा मैं यह प्रमाणित करता/करती हूँ कि इस बाद में दूसरे पक्ष को पता नहीं है।



हस्ताक्षर अधिवक्ता K. R. Tripathi  
पूरा नाम K. R. Tripathi  
पता Barialy  
पत्ता/महल्ला/ग्राम: Kandri  
बाना: Kandri  
जिला: Ranchi

अनुगत निवासी हस्ताक्षर निवासी :- K. R. Tripathi 20/10/2019

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More  
DIRECTOR

For

The account of Sri Lakshmi  
Karnal  
Special Officer, S.O. -  
Rambhuj

C.A.R 302/92-93  
C.A.R 350/92-93

Thani man and others — Petitioner  
Dr. R.N. Tirvadi — Opp Party

Heard on behalf  
of the petitioners  
Thani man  
and others  
case is filed  
correctly

1107/95

11/2/95  
R.N.

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Pratik More

DIRECTOR



10.02.1995  
 NAME OF DRAWING OFFICE: **Mahabadi**  
 मांग पर/ON DEMAND PAY **बिधवा 3212**  
 को या उनके आदेश पर/OR ORDER प्राप्त मूल्य के लिए  
 रुपये/RUPEES **Seven thousand nine hundred** **₹./Rs. 7970/-**  
**Seventy only.**  
 अदा करें/FOR VALUE RECEIVED  
 एह टिक एला दला  
 OT OL TL  
 सं./No. **1558**  
 OVER-7970RS  
 Code **RAN-411**  
 युनाइटेड बैंक ऑफ इंडिया  
 UNITED BANK OF INDIA  
 MP/DIV: **Ranchi**  
 Code **RAN-411**

\*536069\* 000027000\*

10.02.1995  
 NAME OF DRAWING OFFICE: **Mahabadi**  
 मांग पर/ON DEMAND PAY **बिधवा 3212**  
 को या उनके आदेश पर/OR ORDER प्राप्त मूल्य के लिए  
 रुपये/RUPEES **Seven thousand nine hundred** **₹./Rs. 7970/-**  
**Seventy only.**  
 अदा करें/FOR VALUE RECEIVED  
 एह टिक एला दला  
 OT OL TL  
 सं./No. **1562**  
 OVER-7970RS  
 Code **RAN-411**  
 युनाइटेड बैंक ऑफ इंडिया  
 UNITED BANK OF INDIA  
 MP/DIV: **Ranchi**  
 Code **RAN-411**

\*536073\* 000027000\*

For PANCHRATNA PROMOTERS PRIVATE LIMITED  
**Prateek Mone**  
 DIRECTOR

RECEIVED IN THE NAME OF DRAWING OFFICE  
**Morabadi**      अ. Code **MBD-437**      10.02.1995

मांग पर/ON DEMAND PAY      **दुपटा अंतर** ~ ~ ~ ~ ~

रुपये/RUPEES **Seven thousand nine hundred**      को या उनके आदेश पर/OR ORDER प्राप्त मूल्य के लिए  
**Seventy only.**      **₹./Rs. 7970/=**

अदा करें/FOR VALUE RECEIVED

अ. No. **1561**

ए. डी. ए. टी.      **OVER-7970RS.**  
 ओ. टी.      **OL TL**

**युनाइटेड बैंक ऑफ इंडिया**  
**UNITED BANK OF INDIA**

अ. Code **RAN-411**

स. प्र. वि.      **Ranchi**  
 स. प्र. वि.      **RANCHI BRANCH**

\*535072\* 0000270001:

1 2 3 4 5 6 8 9

RECEIVED IN THE NAME OF DRAWING OFFICE  
**Morabadi**      अ. Code **MBD-437**      10.2.1995

मांग पर/ON DEMAND PAY      **चरफ अंतर** ~ ~ ~ ~ ~

रुपये/RUPEES **Seven thousand nine hundred**      को या उनके आदेश पर/OR ORDER प्राप्त मूल्य के लिए  
**Seventy only.**      **₹./Rs. 7970/=**

अदा करें/FOR VALUE RECEIVED

अ. No. **1560**

ए. डी. ए. टी.      **OVER-7970RS.**  
 ओ. टी.      **OL TL**

**युनाइटेड बैंक ऑफ इंडिया**  
**UNITED BANK OF INDIA**

अ. Code **RAN-411**

स. प्र. वि.      **Ranchi**  
 स. प्र. वि.      **RANCHI BRANCH**

\*535072\* 0000270001:

1 2 3 4 5 6 8 9

RECEIVED IN THE NAME OF DRAWING OFFICE  
**Morabadi**      अ. Code **MBD-437**      10.02.1995

मांग पर/ON DEMAND PAY      **मीडिया अंतर** ~ ~ ~ ~ ~

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For PANCHRATNA PROMOTERS PRIVATE LIMITED  
**Pratibha more**  
 DIRECTOR

2336

क्रम संख्या  
नॉरोज A  
Ap

Vice-President  
Ranchi Bar Association

Joint Secretary  
Bar Association, Ranchi  
रांची बार एसोसिएशन, रांची

यहाँ पर टिकट लगायें

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### अधिवक्ता नियुक्ति पत्र

न्यायालय श्री/श्रीमती... Rakesh Kumar Special Officer ...  
 न्यायशुल्क ... 802/92-93 ... वर्ष १९...  
 वाद संख्या ... 350/91-92 ...  
 बादी/आवेदक/प्राची/प्रथम पक्ष ...  
 परिवारी अरील कर्ता/आवेदक ...  
 प्रतिवादी/उत्तरवादी/विपक्षी/द्वितीय पक्ष विपक्षी ...  
 एतद द्वारा मैं/हम ... Tapera Oraon ...  
 ... Kel ...  
 ... Mohabadi ...  
 ... Kanahi ...

निवासी मोहल्ला Mohabadi ...  
 जिला Ranchi ...  
 कर्ते हुए उन्हें यह अधिकृत करता/करती/करते है/है कि वे इस वाद में मेरी/  
 हमारी ओर से उपस्थित हो, समुचित पेशवा करें। कागजात, आवेदन पत्र  
 प्रस्तुत करें तथा उन्हें वापस ले, सगंध पत्र प्रस्तुत करें या वाद को पंच निर्णय हेतु  
 प्रदान करें। तथा वाद के न्यायोचित एवं समुचित संचालन हेतु सभी वैधानिक  
 कार्य सम्पादित करें और उनके द्वारा सभी कार्यों को सम्पुष्टि मैं/हम/करता/  
 करती/करते है/है और वे सभी कार्य मेरे/हमारे द्वारा ही सम्पादित समझे जाएं  
 तथा उनकी वाध्यता मुझ/हम पर होगी।  
 उपरोक्त अधिवक्ता/अधिवक्ताओं को यह अधिकार होगा कि मेरे/हमारे द्वारा उनका  
 अधिवक्ता शुल्क नहीं देने पर वे मेरी/हमारी ओर से इस वाद में कोई कार्य न करें।

श्री ... अधिवक्ता  
 श्री Shalish Bahman ... अधिवक्ता  
 श्री ... अधिवक्ता  
 श्री ... अधिवक्ता

आ: यह नियुक्ति पत्र मैंने/परिवारी/बादी/आवेदक प्राची/प्रथम पक्ष/उत्तरवादी/आवेदक  
 विपक्षी अर्थात् कर्ता/प्रति पक्ष/उत्तरवादी/विपक्षी/द्वितीय पक्ष आज दिनांक ...  
 सन् १९... को साक्षी ...  
 ... के समक्ष सम्पादित किया।  
 यह नियुक्ति पत्र मैंने ... के द्वारा/समझ प्राप्त कर एवं समुष्ट होकर इसे स्वीकार  
 किया तथा मैं यह प्रमाणित करता/करती हूँ कि इस वाद में दूसरे पक्ष को पक्ष नहीं है।

हस्ताक्षर अधिवक्ता  
 पूरा नाम ...  
 पता ...  
 पता/महल्ला/ग्राम :  
 थाना :  
 जिला :

अंगुठा निशान हस्ताक्षर निष्पादनकर्ता:-

LTI  
 Tapera Oraon  


साक्षी



For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek

DIRECTOR

पंचा स्वीकृत  
अधिवक्ता

10

In the court of Sri Rakesh Kumar  
Special Officer S.A.R, Ranchi

S.A.R 302/92-93  
S.A.R 350/92-93

Tapera orson — Petitioner.  
Vers  
Dr. R. N. Triwedi — opp. Party

Hazri on behalf  
of the petitioner  
Tapera orson  
is filed herewith

LT.I  
Tapera  
orson

By  
Rajendra  
29/5/95  
R.N.



आज दिनांक 12/01/2005 ई0 को श्रीमति रामकेशर देवी पत्नी स्व0 रामनरेश त्रिवेदी, उम्र लगभग 77 वर्ष, जाति- भूमिहार ब्राह्मण, धर्म- हिन्दू, पेशा- गृहणी, निवासी त्रिवेदी निवास, मोरहावादी, पोस्ट-राँची विश्वविद्यालय, थाना- बरियातु, जिला-राँची, झारखण्ड / प्रथम पक्ष ने अनुसूचि की जमीन को अपने जीवन में अपने पुत्रों को इस प्रकार बटवरा कर आवंटित कर दिया कि मेरे मरने के बाद किसी तरह का लडाई अगडा ना हो, जो इस प्रकार है-

द्वितीय पक्ष न0.1

: अरुण कुमार त्रिवेदी पिता स्व0 राम नरेश त्रिवेदी, उम्र लगभग 54 वर्ष, जाति- भूमिहार ब्राह्मण, धर्म- हिन्दू, पेशा- गृहणी, निवासी त्रिवेदी निवास, मोरहावादी, पोस्ट-राँची विश्वविद्यालय, थाना- बरियातु, जिला-राँची, झारखण्ड भारतीय नागरिक।

द्वितीय पक्ष न0.2

: सुनील कुमार त्रिवेदी पिता स्व0 राम नरेश त्रिवेदी, उम्र लगभग 44 वर्ष, जाति- भूमिहार ब्राह्मण, धर्म- हिन्दू, पेशा- गृहणी, निवासी त्रिवेदी निवास, मोरहावादी, पोस्ट-राँची विश्वविद्यालय, थाना- बरियातु, जिला-राँची, झारखण्ड। भारतीय नागरिक।

किस्म वारिका

: परिवारिक बटवारा दस्तावेज हमेशा के वास्ते।

सम्पत्ति विवरण

: मावाजी एकाय 12 कटका 32 एकायपर फील्ड, अन्दर काता संख्या 0136, एकाय एकाय प्लॉट संख्या 205, परिभाषित आर0 एकाय प्लॉट संख्या 367, जो कि राजा-मोरहावादी, सर्व रचना-दीना रामे पान्ना न0 142, जिला-राँची, वार्ड न0. 1 राँची, राज्य-झारखण्ड में स्थित है जो इस संकर-धर, जमीन में स्थित है।

श्रीमती सरदेवा

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek Kumar*

DIRECTOR



### मजमुन

बुकि जमीन मावाजी रकबा 12 कदवा 32 एस्कवायर फीट, अन्दर खाता संख्या 0136, एम0 एस0 प्लॉट संख्या 205, परिवर्तित आर0 एस0 प्लाट संख्या 887, जो कि मौजा-मोरहावादी, सर्वे थाना-रौंची सर्वे थाना न0.192, जिला-रौंची, वार्ड न0.4, रौंची, राज्य-झारखण्ड में स्थित है, जो सब रजिस्ट्रार, रौंची से सम्बंधित है, जिसे प्रथम पक्ष के पति श्री राम नरेश त्रिवेदी, ने वर्ष 1959 ई0 में खय किया था जिसका दस्तावेज संख्याकू8887, जो कि बुक संख्या.1, भोलुन संख्या.45/1959, पृष्ठ संख्या.559 से 564 में दर्ज है।

यह कि श्री राम नरेश त्रिवेदी पिता स्व0 जयमंगल त्रिवेदी की मृत्यु हो गयी है वो अपने पिछे दो लडका द्वितीय पक्ष संख्या.1, अरुण कुमार त्रिवेदी और द्वितीय पक्ष संख्य. 2, सुनील कुमार त्रिवेदी को उत्तराधिकारी छोड गये है। द्वितीय पक्षगण प्रथम पक्ष संख्या.1 के अपने पुत्र है संयुक्त परिवार में रहते है। श्रीमति रामकेशर देवी के पति ने जमीन पर स्थित मकान को अपने जीवन काल में बनाया है।

और उपरोक्त जमीन पर अपना-अपना अधिकार, हक और रुचि रखते है तथा मालिक है और जमीन सह मकान में अपने माता-पिता की मर्जी से दखलकार है और जमीन सह मकान में अपना-अपना कब्जा रखते है।

यह कि माँ/ श्रीमति रामकेशर देवी बुडी हो गयी है और जीवन और मृत्यु को देखते हुए अपने जीवन में ही अपने लडकों के बीच में पारिवारिक बटवास कर दे रही है कि लडकों के बीच जमीन जायदाद को लेकर किसी भी तरह का कोई लडाई झंझट ना रहे।

इसलिये द्वितीय पक्षों ने अपनी माँ के निर्णय को सही मानते हुए उपरोक्त जमीन को बटनारा के लिये लेकर हुए। किस प्रकार निचे के अनुच्छेद में बताया गया है। द्वितीय पक्ष संख्या.1 ने लेकर द्वितीय पक्ष संख्या.2 तक के बीच जमीन का इस्तेमाल किया जा रहा है। माँ के बीच अनुच्छेद में जमीन को बटनारा किया गया है जिस संकेत पत्रकार जहां लडाई व मजदुर, निम्नलिखित जहाँ पर करते

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pastak More*

DIRECTOR

राम नरेश

1. यह कि दोनों पक्षकार निचे अनुसूचि में आवंटन किये गये जमीन में एक-दूसरे के अधिकार हक, और अधिक को सहसं स्वीकार करती है और यह विष्कार डिलता है कि एक-दूसरे के किसी भी कार्य में जाना नहीं डालेगे अथवा द्वितीय पक्ष न0.1 को जमके उल्लेखिकरहे द्वितीय पक्ष संख्या2 को आवंटित किये गये जमीन में कभी भी दावा नहीं करेगे।
2. यह कि दोनों पक्षकारों ने अपनी स्वेषा से जमीन पर निर्मित मकान में अरनी भी के निर्णय के अनुसार द्वितीय पक्ष संख्या1 और द्वितीय पक्ष संख्या2 निवास करके है, दोनों पक्षकारों में किसी तरह का विवाद नहीं है।
3. यह कि दोनों पक्षों में सहमति है कि बटवारा होने के बाद सभी पक्षकार अपने अपने अनुसूचि की जमीन को अपने इच्छानुसार विक्रय करे दो बंधकर करे, व बैंक से लोन ले, जैसे बाहे उपयोग में लावे किसी भी पक्षकारों को इसमें कोई आपत्ति नहीं है और ना होगी।
4. यह कि द्वितीय पक्ष न0.1 को अनुसूचि एक आवंटित किया गया है वो आवंटित जमीन को लाल रंग से रंग कर दर्शाया गया है और द्वितीय पक्ष न0.2 को आवंटित जमीन को इस रंग से रंगकर दर्शाया गया है, जिसे मापी के साथ इस दस्तावेज के साथ संलग्न किया गया है।
5. यह कि दोनों पक्षकारों की जमीन को अनुसूचि में चौहददी और मापी के साथ वर्णित किया जा रहा है जो इस प्रकार है:-

**द्वितीय पक्ष न0.1. अरुण कुमार त्रिवेदी की जमीन**

जमीन मावाजी रकबा 12 कटठा 32 एस्कवायर फीट, अन्दर खाता संख्या0136, एम0 एस0 प्लॉट संख्या.205, परिवर्तित आर0 एस0 प्लाट संख्या.867, जो कि मौजा-मोरहावादी, सर्वे थाना-रांची सर्वे थाना न0.192, जिला-रांची, वार्ड न0.4, रांची, राज्य-झारखण्ड में स्थित है के साथ मकान जो कि तीन मंजिला जो सब रजिस्ट्रार, रांची से सम्बंधित है जो इस प्रकार है:-

खाता संख्या	प्लाट संख्या	सब प्लाट संख्या	कुल रकबा	घरे रकबा
136	एम एस. 205 आर.एस.867	एम एस. 205/सी-1 आर.एस.867/ सी-1	12 कटठा 32 एस्कवायर फीट	6 कटठा 16 एस्कवायर फीट

चौहददी इस प्रकार है  
 उत्तर की ओर : गेट प्लाट न0.205/सी0  
 दक्षिण की ओर : गेट प्लाट न0.205/सी-1  
 पूरब की ओर : जवा, जवा का मकान  
 पश्चिम की ओर : कोरवा जिल रोड  
 अक्षांश 23° 45' 00"

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
 DIRECTOR

अरुण कुमार त्रिवेदी

उत्तर से दक्षिण पुरब की ओर : 33 फीट  
 उत्तर से दक्षिण पश्चिम की ओर : 31 फीट  
 पुरब से पश्चिम उत्तर की ओर : 64 फीट  
 पुरब से पश्चिम दक्षिण की ओर : 71.5 फीट

द्वितीय पक्ष न0.2. सुनील कुमार त्रिवेदी की जमीन

जमीन मावाजी रकबा 12 कटठा 32 एस्क्वायर फीट, अन्दर खाता संख्या 0138, एन0 एस0 प्लॉट संख्या 205, परिवर्तित आर0 एस0 प्लॉट संख्या 867, जो कि मौजा-मोरहावादी, सर्वे थाना-रौंघी सर्वे थाना न0.192, जिला-रौंघी, वार्ड न0.4, रौंघी, राज्य-झारखण्ड में स्थित है के साथ मकान जो कि तीन भंजिला है वो सब रजिस्ट्रार, रौंघी से सम्बंधित है जो इस प्रकार है:-

खाता संख्या	प्लॉट संख्या	सब प्लॉट संख्या	कुल रकबा	मबे रकबा
135	एम एस. 205 आर.एस.867	एम. एस. 205/सी-11 आर.एस.867/सी-11	12 कटठा 32 एस्क्वायर फीट	6 कटठा 16 एस्क्वायर फीट

चौहददी इस प्रकार है

उत्तर की ओर : पार्ट प्लॉट न0.205/ सी-1

दक्षिण की ओर : पार्ट प्लॉट न0.205/ बी0

पुरब की ओर : प्रनु साहु का मकान,

पश्चिम की ओर : टैगोर हिल रोड

जमीन का माप :

उत्तर से दक्षिण पुरब की ओर : 33 फीट

उत्तर से दक्षिण पश्चिम की ओर : 31 फीट

पुरब से पश्चिम उत्तर की ओर : 64 फीट

पुरब से पश्चिम दक्षिण की ओर : 71.5 फीट

यह कि उपर लिखी गयी बातों को सभी पक्षाकारों ने अच्छी तरह पढ़ कर व पढ़वाकर अच्छी तरह समझ-बुझ लिये है तथा सही पाकर निम्नलिखित गवाहों के समक्ष अपना हस्ताक्षर कर दिया कि वकल जै हरत काम आवे।

गवाह-

शम कौसर द्विवेदी  
 पक्ष न0.2 का वकलावर

द्वितीय पक्ष संख्या न0.2

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek Moha*

DIRECTOR



# RANCHI MUNICIPALITY

W.P.D No. III - SHEET No. 6

Surveyed in 1928-29, under N.A.O. No. 11 of 1928.

Scale 64 inches = 1 Mile, or 1 inch = 80 feet.

Continuation Sheet No. 3



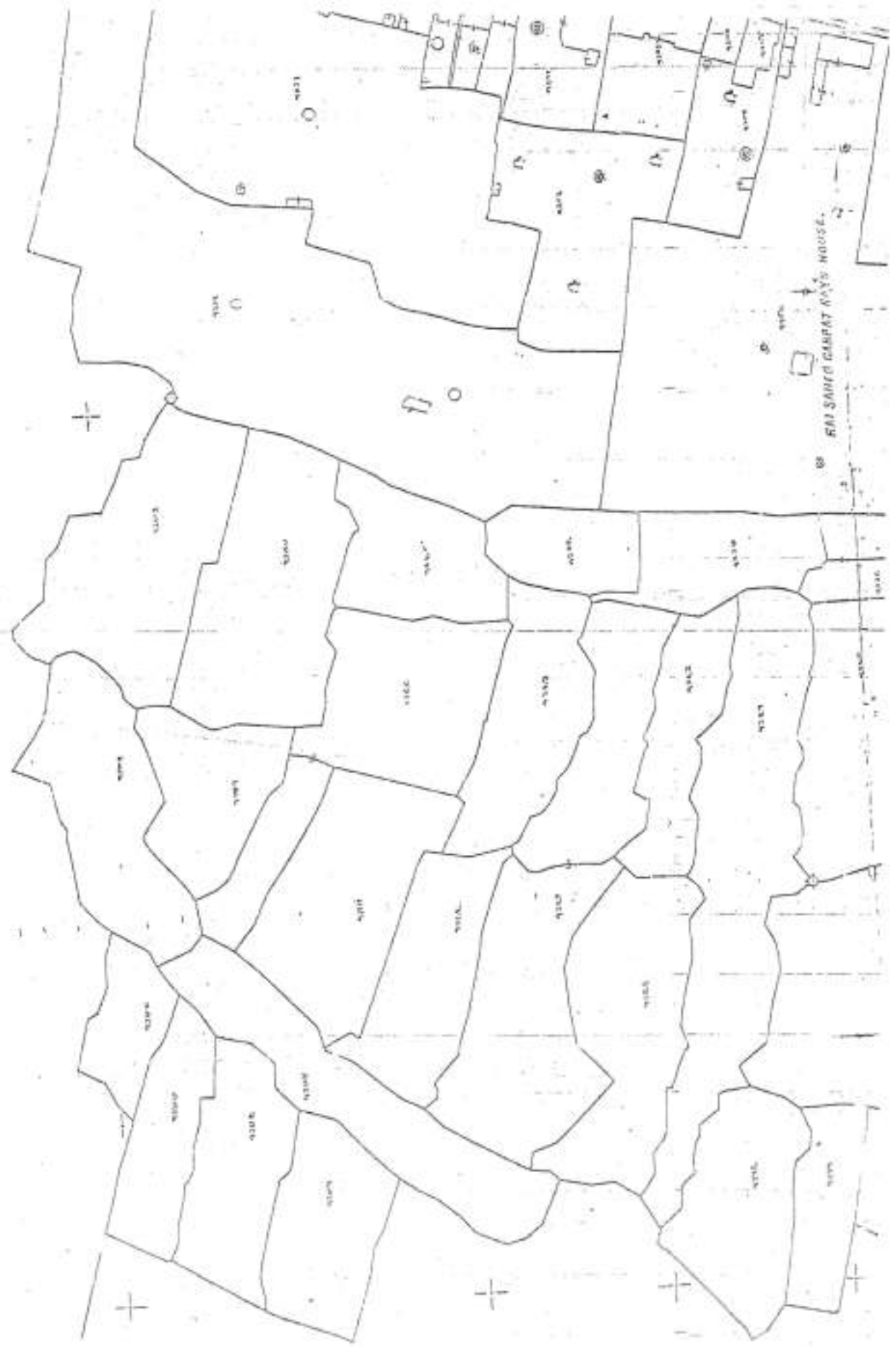
SHI JAMES CARPET WYS HOUSE.

For PANCHRAJ PROMOTERS PRIVATE LIMITED

*Pradeep Mohan*

DIRECTOR

Continuation Sheet No. 3



For PANCHRATNA PROMOTERS PRIVATE LIMITED  
*Prateek more*  
D.R. DIRECTOR

Continuation Sheet No. 7

1/20/1955



Approved by the Government

under the authority of Government

1/20/1955

Continued in Sheet No. 11

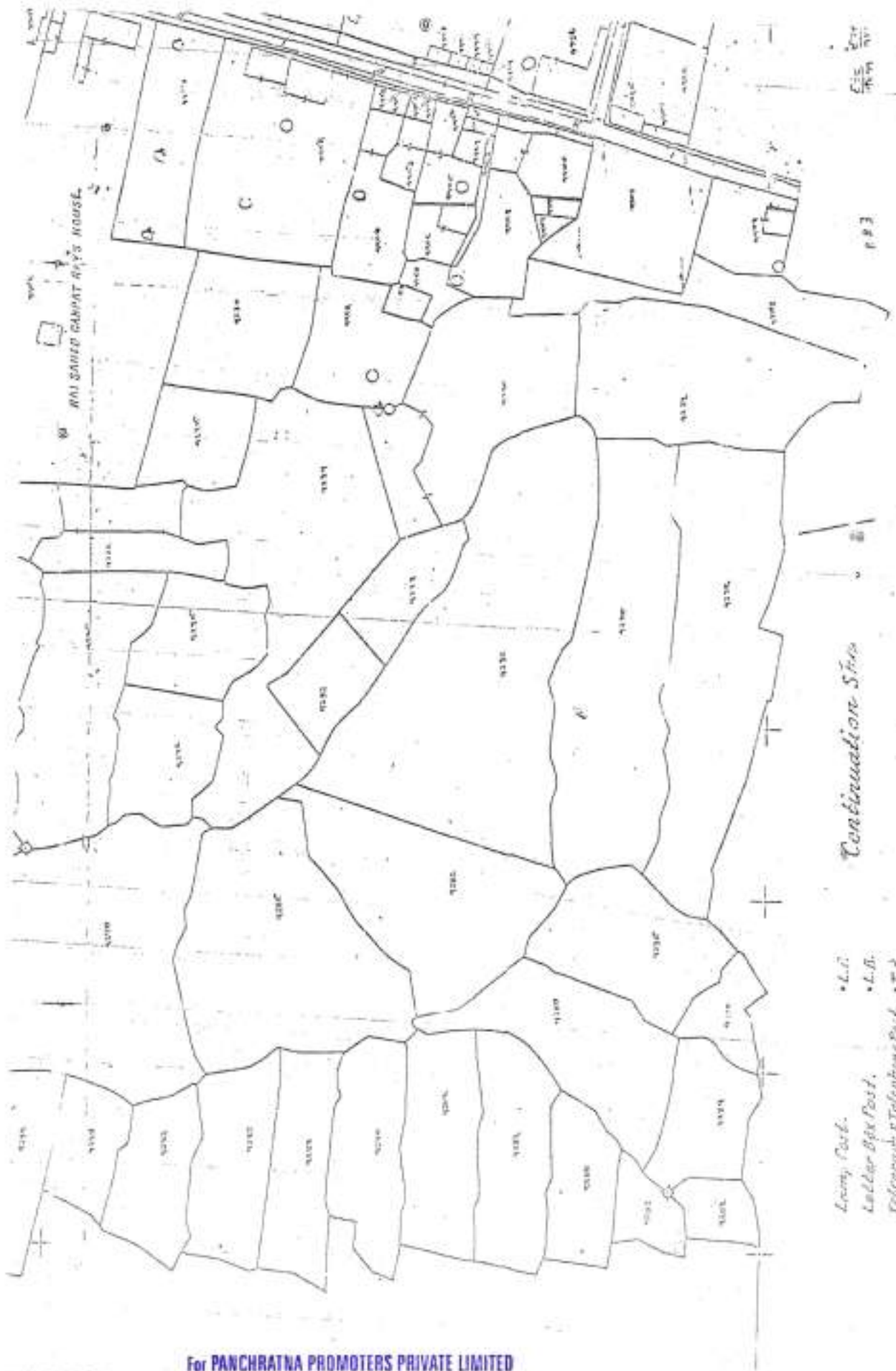
For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

Scale

North



L.C.P.  
 L.L.P.  
 L.B.  
 L.P.  
 L.T.  
 L.F.  
 L.S.  
 L.M.  
 L.N.  
 L.O.  
 L.P.  
 L.Q.  
 L.R.  
 L.S.  
 L.T.  
 L.U.  
 L.V.  
 L.W.  
 L.X.  
 L.Y.  
 L.Z.

Continuation Sheet

Scale 1:1000



Continuation Sheet

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pankaj More*

DIRECTOR

Cont. No.

# RANCHI MUNICIPALITY.

WARD No. III - SHEET No 2

Surveyed in 1928-29 under B.S.O. No. 1 of 1928.

Scale 60 inches = 1 Mile or 1 inch = 80 Feet

Con



WARD No. II

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratek More*

DIRECTOR

Continuation Sheet No. 3



For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*  
DIRECTOR



GATEWAY

CONFINED TO THE SURVEY

FOR PANCHRATNA PROMOTERS PRIVATE LIMITED

FOR PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratibha More*

& Co. DIRECTOR

Map and plan will not be valid without order of Government



For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pantale More*

Director

HARMU

References

- \* L.P.
- \* L.B.
- \* L.B.
- \* T.R.

Municipal public space



## Pre Registration Docket

Date :- 24-07-2021 11:32 am

Office Name :- SRO - Ranchi  
Token No:- 20210000072858

Appoinment :- 24-Jul-2021 Time:- 13:45

Article	Development Agreement
Pre Registration Date	22-Jul-2021
No. Of Pages	89
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 8,10,427.

Property Id: 552853

Valuation No. : 738463 / 2021	:- 2021-2022	User Id : 3516	Date : 24-July-2021 11:11:AM
State : Jharkhand	District : Ranchi	Tahsil : Baragai	
Land Type : Urban ✓	Corporation : Ranchi Municipal Corporation Morabadi	Village/City : Morabadi ✓	
Morabadi Word No 4 - Main Road ✓			
Volume Number - 27			
Page Number - 7			
Holding Number - 0040003130000A2 0040005218000A1			
Khata Number - 90			
Plot Number - 1442			
Valuation Rule : Commercial land ✓			
Property Details			
1	Land area	8 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation ✓	8 x 695564 = 5564512	₹55,64,512/-
A	Total		₹55,64,512/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹55,64,600/-
Total Amount in Words : Fifty Five Lakhs Sixty Four Thousands Six Hundred Rupees Only.			

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratik More*

DIRECTOR

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT OF VISHUNDEV SINGH (PART PLOT OF 205), West: PLOT OF SAVITRI DEVI FOGLA AND OTHERS (PART PLOT OF 205), South: PLOT OF GOPAL SAHU AND MAHAVIR KUJUR, North: 40 FEET WIDE RANCHI BOREYA ROAD
Area	Land area : 8.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	5564512
Transaction Amount	-

Property Id: **552856**

<b>Valuation No. :</b> 738468 / 2021	<b>:-</b> 2021-2022	<b>User Id :</b> 3516	<b>Date :</b> 22-july-2021 20:12:PM
<b>State :</b> Jharkhand	<b>District :</b> Ranchi	<b>Tahsil :</b> Baragai	
<b>Land Type :</b> Urban	<b>Corporation :</b> Ranchi Municipal Corporation Morabadi	<b>Village/City :</b> Morabadi	
<b>Morabadi Word No 4 - Main Road</b>		-	
<b>Volume Number - 27</b>			
<b>Page Number - 7</b>			
<b>Holding Number - 0040003130000A2 0040005218000A1</b>			
<b>Khata Number - 90</b>			
<b>Plot Number - 1443</b>			
<b>Valuation Rule :</b> Commercial land			
<b>Property Details</b>			
1	Land area	3 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	$3 \times 695564 = 2086692$	₹20,86,692/-
A	Total		₹20,86,692/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹20,86,700/-
<b>Total Amount in Words : Twenty Lakhs Eighty Six Thousands Seven Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT OF VISHUNDEV SINGH (PART PLOT OF 205), West: PLOT OF SAVITRI DEVI FOGLA AND OTHERS (PART PLOT OF 205), South: PLOT OF GOPAL SAHU AND MAHAVIR KUJUR, North: 40 FEET WIDE RANCHI BOREYA ROAD
Area	Land area : 3.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	2086692
Transaction Amount	<b>For PANCHRATNA PROMOTERS PRIVATE LIMITED</b>

*Prateek More*

DIRECTOR

Property Id: 552857

Valuation No. : 738470 / 2021	:- 2021-2022	User Id : 3516	Date : 22-July-2021 20:12:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi		Village/City : Morabadi
Morabadi Word No 4 - Main Road	-		
Volume Number - 27			
Page Number - 7			
Holding Number - 0040003130000A2 0040005218000A1			
Khata Number - 90			
Plot Number - 1444			
Valuation Rule : Commercial land			
Property Details			
1	Land area	4 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	✓ 1/4 x 695564=2782256	₹27,82,256/-
A	Total		₹27,82,256/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹27,82,300/-
Total Amount in Words : Twenty Seven Lakhs Eighty Two Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT OF VISHUNDEV SINGH (PART PLOT OF 205), West: PLOT OF SAVITRI DEVI FOGLA AND OTHERS (PART PLOT OF 205), South: PLOT OF GOPAL SAHU AND MAHAVIR KUJUR, North: 40 FEET WIDE RANCHI BOREYA ROAD
Area	Land area : 4.00 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	2782256
Transaction Amount	-

Property Id: 552859

Valuation No. : 738473 / 2021	:- 2021-2022	User Id : 3516	Date : 22-July-2021 20:12:PM
State : Jharkhand	District : Ranchi		Tahsil : Baragai
Land Type : Urban	Corporation : Ranchi Municipal Corporation Morabadi		Village/City : Morabadi
Morabadi Word No 4 - Main Road	-		
Volume Number - 20	For PANCHRATNA PROMOTERS PRIVATE LIMITED		

Prateek More

DIRECTOR

<b>Page Number</b> - 146
<b>Holding Number</b> - 0040003130000A2 0040005218000A1
<b>Khata Number</b> - -
<b>Plot Number</b> - 205

<b>Valuation Rule</b> : Commercial land			
<b>Property Details</b>			
1	Land area 31.04 Decimal		
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	✓ 31.04 x 695564=21590306.56	₹2,15,90,307/-
A	Total		₹2,15,90,307/-
<b>Note</b> : Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹2,15,90,400/-
<b>Total Amount in Words</b> : Two Crore Fifteen Lakhs Ninety Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT OF VISHUNDEV SINGH (PART PLOT OF 205), West: PLOT OF SAVITRI DEVI FOGLA AND OTHERS (PART PLOT OF 205), South: PLOT OF GOPAL SAHU AND MAHAVIR KUJUR, North: 40 FEET WIDE RANCHI BOREYA ROAD
Area	Land area : 31.04 Decimal
Other Description of the Property	Pin Code - 834008
Government/Market Value	21590306.56
Transaction Amount	-

CLAIMANT	<b>-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THRO ITS DIRECTOR PRATEEK MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name KAMAL KUMAR MORE , PAN No.- ,Permission Case No.- , Aadhaar No. *****0165</b>
	<b>-Ms. PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THRO ITS DIRECTOR PIYUSH MORE, Address - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI- ,Father/Husband Name KAMAL KUMAR MORE , PAN No.- ,Permission Case No.- , Aadhaar No. *****8604</b>
EXECUTANTS	<b>-Mr. SUNIL KUMAR TRIVEDI, Address - TRIVEDI NIWAS MORABADI BARIATU RANCHI- ,Father/Husband Name LATE RAM NARESH TRIVEDI , PAN No.- ,Permission Case No.- , Aadhaar No. *****3613</b>
	<b>-Mrs. KIRAN TRIVEDI, Address - TRIVEDI NIWAS MORABADI BARIATU RANCHI- ,Father/Husband Name LATE SACHIDA NAND SINHA , PAN No.- ,Permission Case No.- , Aadhaar No. *****5232</b>

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prateek More*

DIRECTOR

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

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

Fee Rule:Development Agreement		
1	Stamp Duty	4

1	SP	2,670
<b>Total</b>		<b>2,670</b>

Fee Rule:Development Agreement		
1	M(b) Fee	150
2	I fee	5,000
3	PR	2
4	LL	5
5	E	2,000
6	A1	8,00,600
<b>Total</b>		<b>8,07,757</b>

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

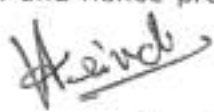
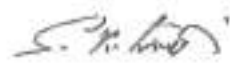
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate

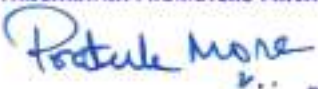


Vendee / Claimant

Vendor / Executant

For PANCHRATNA PROMOTERS PRIVATE LIMITED



DIRECTOR



## Document Registration Summary 1

Date :-24-Jul-2021

- Government/Market Value: ₹32024000/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹100/-

On Date 24-07-2021 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Receipt : 503450

Receipt Date : 24-07-2021

Presenter Name: -

E	₹2000
PR	₹2
SP	₹2670
I fee	₹5000
M(b) Fee	₹150
LL	₹78
A1	₹800600
Stamp Duty	₹100

<b>Total</b>	<b>₹810600</b>
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.
Stamp Duty	4	100	-96	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroItsDirectorPiyushMoreAndPrateekMore	GRN Number : 2106606236 DEPT Transaction Id : 4a9567128c36b2aec60 Transaction Type :
E	2000	2000	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroItsDirectorPiyushMore	GRN Number : 2106606073 DEPT Transaction Id : 14b25d8f8e2b7b7ce278 Transaction Type :
PR	2	2	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroItsDirectorPiyushMore	GRN Number : 2106606073 DEPT Transaction Id : 14b25d8f8e2b7b7ce278 Transaction Type :
SP	2670	2670	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroItsDirectorPiyushMore	GRN Number : 2106606073 DEPT Transaction Id : 14b25d8f8e2b7b7ce278 Transaction Type :
I fee	5000	5000	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroItsDirectorPiyushMore	GRN Number : 2106606073 DEPT Transaction Id : 14b25d8f8e2b7b7ce278 Transaction Type :

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

M(b) Fee	150	150	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroItsDirectorPiyushMore	GRN Number : 2106606073 DEPT Transaction Id : 14b25d8f9e2b7b7ce278 Transaction Type :
A1	800600	800600	0	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroItsDirectorPiyushMore	GRN Number : 2106606073 DEPT Transaction Id : 14b25d8f9e2b7b7ce278 Transaction Type :
LL	5	78	-73	GRAS	PanchratnaPromotersPrivateLimitedRepresentedThroItsDirectorPiyushMore	GRN Number : 2106606073 DEPT Transaction Id : 14b25d8f9e2b7b7ce278 Transaction Type :
Sub Total	810431	810600	-169			

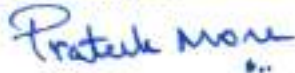
Article : Development Agreement Number of Pages : 178

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer

For PANCHRATNA PROMOTERS PRIVATE LIMITED

  
Piyush More

DIRECTOR





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20210000072858

Deed Type	Development Agreement
Number of Pages	178
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 2, SP :- Rs. 2670, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 800600, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.5564512/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Main Road, Morabadi Word No 4 Property Boundaries :- East: PLOT OF VISHUNDEV SINGH (PART PLOT OF 205), West: PLOT OF SAVITRI DEVI FOGLA AND OTHERS (PART PLOT OF 205), South: PLOT OF GOPAL SAHU AND MAHAVIR KUJUR, North: 40 FEET WIDE RANCHI BOREYA ROAD Volume Number - 27Page Number - 7Holding Number - 0040003130000A2 0040005218000A1Khata Number - 90Plot Number - 1442 Area Of Land :- 8.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.2086692/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Main Road, Morabadi Word No 4 Property Boundaries :- East: PLOT OF VISHUNDEV SINGH (PART PLOT OF 205), West: PLOT OF SAVITRI DEVI FOGLA AND OTHERS (PART PLOT OF 205), South: PLOT OF GOPAL SAHU AND MAHAVIR KUJUR, North: 40 FEET WIDE RANCHI BOREYA ROAD Volume Number - 27Page Number - 7Holding Number - 0040003130000A2 0040005218000A1Khata Number - 90Plot Number - 1443 Area Of Land :- 3.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.2782256/- ,Transaction Amount :- Rs.0/-

For PANCHRATNA PROMOTERS PRIVATE LIMITED

DIRECTOR

<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Baragal , Village Name :- Morabadi Location :- Main Road, Morabadi Word No 4</b> <b>Property Boundaries :- East: PLOT OF VISHUNDEV SINGH (PART PLOT OF 205), West: PLOT OF SAVITRI DEVI FOGLA AND OTHERS (PART PLOT OF 205), South: PLOT OF GOPAL SAHU AND MAHAVIR KUJUR, North: 40 FEET WIDE RANCHI BOREYA ROAD</b> <b>Volume Number - 27Page Number - 7Holding Number - 0040003130000A2 0040005218000A1Khata Number - 90Plot Number - 1444</b> <b>Area Of Land :- 4.00 Decimal</b>
<b>Property No.</b>	4
<b>Valuation Details</b>	<b>Value :- Rs.21590307/- , Transaction Amount :- Rs.0/-</b>
<b>Property Details</b>	<b>District :- Ranchi , Tehsil :- Baragal , Village Name :- Morabadi Location :- Main Road, Morabadi Word No 4</b> <b>Property Boundaries :- East: PLOT OF VISHUNDEV SINGH (PART PLOT OF 205), West: PLOT OF SAVITRI DEVI FOGLA AND OTHERS (PART PLOT OF 205), South: PLOT OF GOPAL SAHU AND MAHAVIR KUJUR, North: 40 FEET WIDE RANCHI BOREYA ROAD</b> <b>Volume Number - 20Page Number - 146Holding Number - 0040003130000A2 0040005218000A1Khata Number - -Plot Number - 205</b> <b>Area Of Land :- 31.04 Decimal</b>

Sh./Smt.KIRAN TRIVEDI s/o/d/o/w/o LATE SACHIDA NAND SINHA has presented the document for registration in this office

today dated :- 24-Jul-2021 Day :- Saturday Time :- 12:39:48 PM









KIRAN TRIVEDI(Individual)

Party Name	Document Type	Document Number
KIRAN TRIVEDI	PAN/UID	225445455232

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







For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratik 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
1	KIRAN TRIVEDI Address1 - TRIVEDI NIWAS MORABADI BARIATU RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	KIRAN TRIVEDI Address:- TRIVEDI NIWAS, OPPOSITE UNITED BANK OF INDIA, MORABADI, RANCHI, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:65			
2	SUNIL KUMAR TRIVEDI Address1 - TRIVEDI NIWAS MORABADI BARIATU RANCHI, Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Sunil Kumar Trivedi Address:- TRIVEDI NIWAS, OPPOSITE UNITED BANK OF INDIA, MORABADI, RANCHI, , Ranchi, 834008, , Jharkhand, India		EXECUTANTS Age:61			

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratik 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
3	PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THRO ITS DIRECTOR PRATEEK MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Prateek More Address:- , Satyanarayan Sitaram, , Gandhi chowk Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:34			
4	PANCHRATNA PROMOTERS PRIVATE LIMITED REPRESENTED THRO ITS DIRECTOR PIYUSH MORE Address1 - GANDHI CHOWK UPPER BAZAR KOTWALI RANCHI, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Piyush More Address:- Satyanarayan Sitaram, , Gandhi Chowk, Upper Bazar, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		CLAIMANT Age:37			




Identification:

Sr.NO                      Party Name and Address                      Photo                      FingerPrint                      Signature

For PANCHRATNA PROMOTERS PRIVATE LIMITED

Prateek More  
P..

DIRECTOR

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

Signature of Operator

Seal and Signature of Registering Officer

Above signature &amp; thumb Impression are affixed in my presence.

Above mentioned, ( **KIRAN TRIVEDI , SUNIL KUMAR TRIVEDI**), 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:- 24-Jul-2021

Seal and Signature of Registering Officer

For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Pratibha More*

DIRECTOR



Token No.: 20210000072858

## CERTIFICATE

Office of the SRO - Ranchi

This Development Agreement was presented before the registering officer on date 24-Jul-2021 by KIRAN TRIVEDI, S/O, D/O, W/O LATE SACHIDA NAND SINHA resident of TRIVEDI NIWAS MORABADI BARIATU RANCHI ,

This deed was registered as Document No.: 2021/RAN/4976/BK1/4476 in Book No. :- BK1, Volume No :- 580 from Page No :- 89 to 266 at, office of SRO - Ranchi

Date:- 24-Jul-2021

Registering Officer



For PANCHRATNA PROMOTERS PRIVATE LIMITED

*Prabhu More*

DIRECTOR