

4849

4459



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7da537e8a18ea1642b07

Receipt Date : 04-Sep-2020 12:36:59 pm

Receipt Amount : 84000/-

Amount In Words : Eighty Four Thousands Rupees Only

Token Number : 20200000067326

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : SWAPNA PANDEY (Vendor)

GRN Number : 2001796789



For Office Use :-

संग्रह 1893 की धारा ५६(१) अनु०
दीर्घ की वाहव है। सरकाय स्टाम्प विभाग
189 की अनुसूचि । पा । क वं २३
वर्तीन व्यावरत स्टाम्प विभाग के स्टाम्प के
प्रयोग का स्टाम्प विभाग को दिए वही ।

04/09/2020

Swapna Pandey
04/09/2020

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



Iswarya Pandey
04/09/20



04/09/2020 (0/0)

Iswarya Pandey

H. Ahmed

Sarita Panchal

H. wife

04/09/2020



सम्पत्ति का मूल्य

₹ 1,00,000/-

स्थान... 84-A/... रुपये

Cash Receipt

Signature

वायं दाशकला वरी से मिलान किया
अधीन का दर/डी०.....
कल्पी भवन का दर वर्गी पीट.....
एवं एवं भवन का दर/वर्गी पीट.....
फ्रैट का दर/वर्गी पीट.....

केताला 1/1
०८३

8.00/-

9.29.52/-



THIS DEED OF ABSOLUTE SALE is made on this the day of September, 2020 of the Christian Era., at Ranchi.

BETWEEN

SMT. SWAPNA PANDEY W/o Sri Vinoy Kumar Pandey, D/o Sri Haribansh Prasad Trivedi, Grand father-Late Shyam Sunder Trivedi, by caste-Brahmin, by Faith-Hindu, by Occupation-Housewife, Resident of 802-A, Harihar Singh Road, Near Tetar Toli, Vasundhara Garden, Morhabadi, Bariatu, Dist.-Ranchi, Jharkhand, Indian Citizen, (hereinafter called the Vendor) of the First PART.

Aadhaar No.-6582 4596 0265, Mob. No.-9576035071

PAN-AMJPP 2355G

गैर मजस्वा प्रतिबिधित
खाता.....।।.....स्लॉट
का मिलान किया दर्ज न



प्राप्त पश्चालन की

महाराष्ट्र विधान सभा

AND

RISHIKUL SHAIKSHANIK SANSTHAN for SANATAN
VIDYA NIKETAN JAMUARY THROUGH Secretary ADITI
PANDEY D/o Sri Vijay Narayan Pandey, Grand Father
Late Asharfee Pandey, by caste-Brahmin, by faith-Hindu,
by occupation-Business, Resident of 803-A Vasundhara
Garden, Teter Toli, Harihar Singh Road, Morhabadi,
Bariatu, Dist.-Ranchi, Jharkhand, Indian Citizen.
(hereinafter called the PURCHASER) of the SECOND
PART.

Aadhaar No.-7207 9113 4496, Mob. No.-8789609460
PAN-CHUPP 0753J

The terms and expressions the "VENDOR" and the
"PURCHASER" shall mean and include them, their
respective legal heirs, successors, legal representatives,
administrators, executors, nominees and assigns etc.
unless and until it is repugnant to the context or
meaning thereof.

WHEREAS the Revisional Survey Record of Right of
Khata No.-10 situated at Village-Jamuary, Thana No.-26,
P.S.-Pithoria, District-Ranchi is recorded in the name of
Gowa Sahu & Others as Kaymi.

AND WHEREAS Bibi Anis Begam W/o. Saiyad Jamal
Ahmad & Bibi Mustari Begam W/o Hasan Ali purchased
the land Khata No.-10, Plot No.-167, Area 1.61 decimal &
others lands situated at Village-Jamuary, Thana No.-26,
P.S.-Kanke, Present P.S.-Pithoria, District-Ranchi by
virtue of a registered Sale Deed No.-11816 dated
15.06.1974 entered in Book No.-1, Vol. No.-29, Pages 281
to 285 in the year 1974 to Md Masiuddin S/o Late Sk.
Mohiuddin & Second Sale Deed No.-7212, dated
15.05.1973 entered in Book No.-1, Vol. No.-107, Pages
389 to 397 in the year 1973 to Narayan Sahu S/o Gowa
Sahu which was registered at District Sub Registrar

Guopee Pandey

9/9/2020

Office, Ranchi and after acquired the aforesaid land Bibi Anis Begam W/o Saiyad Jamal Ahmad & Bibi Mustari Begam W/o Hasan Ali came in peaceful possession thereof.

AND WHEREAS Bibi Anis Begam W/o Saiyad Jamal Ahmad & Bibi Mustari Begam W/o Hasan Ali sold the purchased land of Khata No.-10, Plot No.-167, area 1.61 Acre and other lands situated at Village-Jamuary, Thana No.-26, P.S.-Pithoria, District-Ranchi to Swapna Pandey (Vendor) by virtue of a registered Sale Deed No.-2101, Serial No.-2309 dated 23.02.2001 which was registered at District Sub Registrar Office, Ranchi and after acquired the aforesaid land Vendor came in peaceful possession thereof.

And Whereas Bibi Anis Begam died leaving behind her only one son Sayed Tanvir Ali.

AND WHEREAS the aforesaid Sayed Tanvir Ali S/o Sayad Jamal Ahmad & Bibi Mustari Begam W/o Hasan Ali executed a deed of Rectification in favor of Swapna Pandey by virtue of Registered as Document No.- 2019/RAN/8424/BK1/7463, dated 25.10.2019 entered in Book No.-BK1, Vol. No.-957, Pages 305 to 358 in the year 2019 which was registered at District Sub Registrar Office, Ranchi.

AND WHEREAS after acquiring the land the said Vendor got his name mutated in the Office of the State of Jharkhand through the Kanke Anchal, District Ranchi and paying revenue rent to the State vide Receipt No.- 1509643726 in the year 2017-18 entered in Register II, Vol. 2, Page No.-18.

AND WHEREAS the VENDOR for his bonafide need and valid requirement had agreed to sale her purchased land Khata No.-10, Plot No.-167, measuring an area 21 decimals out of area 1.61 Acre situated at Village-

Swapna Pandey
4/9/2020

January, Thana No.-26, P.S.-Pithoria, District-Ranchi with all amenities, common enjoyment, beneficial use and with all easement and inheritance thereto more fully and particularly described in Schedule below for a total consideration of **Rs. 21,00,000/- (Rupees Twenty One Lakh)** only. The price fixed was quite fair and reasonable and the same was in accordance with the prevailing market rate and the Purchasers agree to purchase the said Schedule land.

NOW THEREFORE, THIS DEED OF SALE
WITNESSETH AS FOLLOWS :-

- 1) That in consideration for a total sum of **21,00,000/- (Rupees Twenty One Lakh)** only paid by the PURCHASER to the VENDOR as full and final payment, the legal receipt whereof the VENDOR hereby admit and acknowledge, each VENDOR hereby acquit and discharge unto the PURCHASER.
- 2) That the VENDOR does hereby grant, convey, sell, transfer and assign all their rights, titles and interests in the scheduled property with all amenities and common enjoyment and beneficial use and with all easement, inheritance and privileges thereto, to the PURCHASER.
- 3) That the PURCHASERS shall peacefully possess, use, enjoy and hold the same in any manner as owner absolutely and forever.
- 4) That the physical vacant possession of the scheduled property has already been delivered by the VENDOR to the PURCHASER.
- 5) That the VENDOR has undertaken and assured the PURCHASER that the entire scheduled property is free from all sorts of encumbrances, legal defects in

Geopra Pandey
2/9/2020

ownership rights, including prior sale, gift, mortgage, prior agreement to sell, lien, lease, legal flaws, claims, court litigation, disputes, restraints, notices, charges, attachment, Wills, exchanges, injunctions, acquisition etc. and if it is ever proved otherwise or if the whole or any portion of the scheduled property is taken away or goes out from the possession of the PURCHASER on account of any legal defect in the ownership and title of the VENDOR, then the VENDOR will be liable and responsible to make good the loss suffered by the PURCHASER and shall keep the PURCHASER indemnified, saved and harmless against all such losses, costs, damages and expenses including any financial loss and expenditure in getting restored through legal action etc. possession of the said property.

- 6) That now the VENDOR admits that he has sold all his right, title, interest, claim or concern of any nature whatsoever in the scheduled property and the PURCHASER has become the absolute and exclusive owner of the same and is fully competent to use, enjoy and utilize the said property in any manner at all times without any interruption, disturbance, objection by the VENDOR or any other person claiming title through or under him.
- 7) That the PURCHASER can get the entire scheduled property transferred, mutated and substituted in his own name as owner in the records of State of Jharkhand, through the Kanke Ahchal, Ranchi, or any other concerned authority on the basis of this Sale Deed
- 8) That the VENDOR hereby assures the PURCHASER that he has neither done nor been part to any act whereby his right and title to the said property may

gwebg fanday
7/9/2020

~~Deed~~ in any way be impaired or whereby he may be prevented from transferring the said scheduled property.

- 9) That any error or omission or mis-description of the property under sale shall not annul the sale deed and if such error or mis-description is material one, the PURCHASER will be entitled to get it removed by the VENDOR by obtaining further necessary deed of assurance or supplementary deed.
- 10) That relying upon the aforesaid representations and believing the same to be true and correct and acting on the faith thereof, the PURCHASER have agreed to purchase the scheduled property and the VENDOR does hereby keep the PURCHASER indemnified for all losses and damages that the PURCHASER may suffer because of any defect in the title of the Vendors.
- 11) That the PURCHASER shall have full and absolute right to use the scheduled property in the manner as it suits him.
- 12) That the PURCHASER shall have absolute right to transfer, sell, mortgage, encumber, alienate, gift or let it on rent to any person, the scheduled property according to his choice.
- 13) That the transaction has taken place at Ranchi (Jharkhand) with free consent of both the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.

SCHEDULE "A"

All that part and parcel of land of measuring an area 21 decimals out of area 1.67 Acres under Khata No.-10, Plot No.-167, situated at Village-Jamuary, Thana No.-26, P.S.-Pithoria, District-Ranchi under the jurisdiction of

Govind Pandey
1/9/2020

District Registration and District Sub-registration Office,
Ranchi.

Khata No.	Plot No.	Area	Category
10	167	21 decimals	Commercial

marked and delineated in red wash on the map attached
hereto and butted and bounded as follows : .

North :- Own road 30 feet
South :- Gorakh Sahu
East :- Nij Vendor
West :- Nij Vendor

Measurement :-

North :- 76 feet 00 inch
South :- 76 feet 00 inch
East :- 120 feet 00 inch
West :- 120 feet 00 inch

Annual rent :- 1/- Rs. only.

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules A is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor is it Bhoodan land. The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L or E.C.L. IT IS FURTHER CERTIFIED that the land does not belong to Adivasi Khata nor connected with any member of Scheduled Tribe or Schedule Caste or Backward Class of the Chotanagpur Tenancy Act and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the land of Khas-Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that the said land has not been mortgaged with any institution.

Note:- That the Vendor does not belongs to Schedule Tribe, Schedule Caste or Backward Classes under the purview of section 46 (1) (b) of C.N.T. Act 1908.

Swarupa Pandey
4/9/2020

IN WITNESS WHERE OF the VENDOR have put their signature in this deed on the day, month and the year first above written.

VENDOR'S SIGNATURE

WITNESS

1. Deepak Rana
Dwarka Rana
Pasai, Rewali
Haribach

4/9/2020

Swarup Pandey
4/9/2020

Thumb	Index	Middle	Ring	Little

**PURCHASER'S SIGNATURE, PHOTO
AND FINGER IMPRESSION OF LEFT
HAND**



Thumb	Index	Middle	Ring	Little

Certified that the fingerprints of five fingers of the left hand of each persons, whose photographs are affixed in the sale deed have been taken before me.

सरकारी संस्कृत नवीन संस्कृत
Drafted by सुरक्षा पाल
लाठे न०-17/2013

Typed by :

Kumar Pandey

N
W
S

VILLAGE - JAMUARI
THANA NO - 26
THANA - KANKE
DIST - RANCHI
R.S PLOT NO - 167
SUB PLOT NO - 167 1/PART
AREA SHOWN IN RED WASH

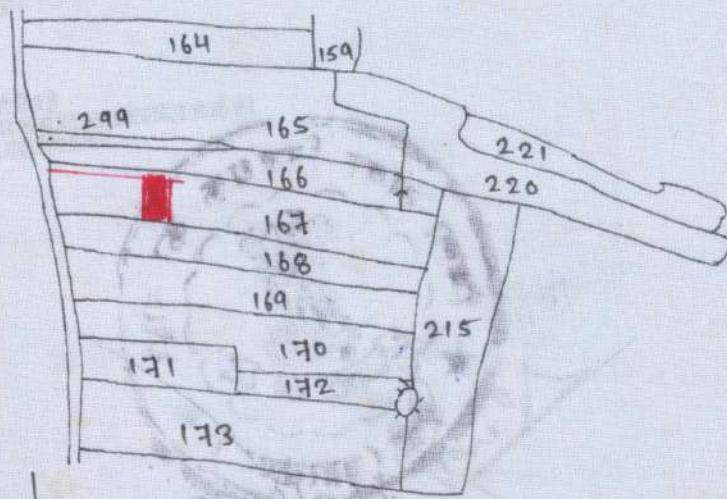
24.2020

झारखण्ड

	लगान	सेस
	1.5	2.18
कृषि सेस वर्षाया	कृषि सेस चालू साल	
0	0.3	
0	0.3	
0.3	0.3	
0	0.3	

Gopalpur Paudel
4/9/2020

BACK



VILLAGE - Paudel

30'-0" WIDE PRO. ROAD

PLOT NO	76'-0"	PLOT NO
167 (part) NIS. VENDOR	120'-0" 167 (part) 120'-0"	167 (part) NIS VENDOR

GORAKH SAHYPLOT NO. 168

Gopalpur Paudel
4/9/2020

ज्ञारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

August 24, 2020

पंजी II प्रति

भाग वर्तमान	पृष्ठ संख्या	18	इस्टेट का नाम	झारखण्ड									
जिला का नाम	रॉटी	अनुमंडल नाम	सदर	अचल का नाम	कैंकि	हलका का नाम	हल्का-06	खाता का प्रकार	खाता का नाम				
मौजा का नाम	जेमुआरी	होल्डिंग संख्या	10 मधे	तौजी संख्या	0	थाना नम्बर	26	---	---				
श्रीमती स्वपना पांडे, पिता-श्री दिनेश कुमार पांडे, जाति- -----													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान सेस				
10	167	1 ए 61 डि 0 हे	दा. खा. वाद स. 864 आर 27/09/10 के अनुशार जमावादी कायम किया						1.5 2.18				
	कुल परिमान	1 ए 61 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से तक	साल वकाया	लागत चालू साल	रोड सेस वकाया	रोड सेस चालू साल	शिक्षा सेस वकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू साल	कृषि सेस वकाया	कृषि सेस चालू साल	
01/09/2012 5139611	2010-11	2012-13	0	1.5	0	0.38	0	0.75	0	0.75	0	0.3	
26/9/2014 031729	2014	2015	0	1.5	0	0.38	0	0.75	0	0.75	0	0.3	
03-09-2017	1489075145	2015-2016	2016-2017	1.5	1.5	0.38	0.38	0.75	0.75	0.75	0.3	0.3	
11-02-2017	1509643726	2017-2018	2017-2018	0	1.5	0	0.38	0	0.75	0	0.75	0	0.3

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

Mutation Cases Not Found !!

List Of Case Status Details

रजिस्टर

BACK

यह एक कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें
पांडा का नवशा देखने के लिए ज्ञात नंबर कितक करें।

ज्ञानलाइन जाँचा
Rajesh Pandey

Rajesh Pandey
4/9/2020

V- F.No. 180v

https://harbhoomi.nic.in/Rent/citizen/payment_receipt.aspx?uid=876725f523cf2089e24acd8865fc480f&did=5VIHfuM1yNAgH5QpNI...

V- F.No. 180v
 मालगुजारी
 संकल। नाम मौजा मय
 वो धाना नम्बर
 क | जेमुआरी | 26 | श्रीमती स्वपना पांडे
 खाता संख्या 10

फरद मलकी / फरद रैयती Page No. 18
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. 2
 वो संकुनत नम्बर। Receipt No. 1509643726

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
	167	1 एकड़ 61 डिसमील 0 हेक्टर
अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया			हाल (2017-2018)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	
माल	(नकदी)	1.50			1.50
गुजारी	(भावली)	0.38			0.38
सेस	0.75			0.75
सूद	0.75			0.75
मुतफरकात	0.30			0.30
मौजान		3.68			3.68

तफसील अदायकारी

अदायकारी बाबत	बकाया			मोतालबा हाल (2017-2018)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष		
माल	(नकदी)			1.50	
गुजारी	(भावली)			0.38	
सेस			0.75	
सूद			0.75	
मुतफरकात			0.30	
मौजान अदायकारी				3.68	

(१) मौजान कुल (लफ्जों में) Three Rupees and Sixty Eight Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 3.68

तारीख अमला तहसील कुनिन्दा : 02-11-2017

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

ऑनलाइन जाँचा

जाँचा
पांडे
9/9/2020



गुरुग्राम मण्डल

जमीनदार नाम

महाराजा प्रताप उदयनाथ शाहीदेव

F.No. 120v

आर ओ आर

जवाहार लोक

BACK

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रेयत का नाम, अभिभावक का नाम, रिश्ता

गोवा साहु, गोवा साहु, वल्द-हीरू साहु, जाति-कसरबानी बनीया.
 निवासी-साकीन पिठोरीया व मोशमात मनकुंवर, जोजे-फकीर साहु,
 जाति-कसरबानी बनीया, निवासी-साकीन पीठोरीया मोताबीक मो(0) न०
 405 सन् 1935-36 हुसवदफा 85 माल मोकरर हुआ मो(0) 38 रुपया 10
 आना सम्बत 1983 सालसो अमलमो आवेगा तातो 26-9-36 द हाकीम

जिला का राँची नाम	अचल का काँके नाम	खाता नम्बर 1	हलका का हल्का-06 नाम	मौजा का नाम	जेमुआरी का प्रकार	खाता रैयती
खेवट नम्बर	खेसरा नम्बर	चौहड़ी उत्तर 3 चौहड़ी दक्खिन 4	जमीन	थाना का राँची नाम	थाना नम्बर 26	खाता रैयती

(1)	(2)	(3)	कियारी संख्या (5)	ऐ	डिस	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान	खास शर्त
10	10	जंगल साहु वाचांआड़ी नीज वगैरह	बाग आम टाढ़ दो।	2	93	बकबजे इजमाल आम/59 लकड़ी बकबजे रैयत कुल बकबजे कुल मौजा कतज़/। कुल हक बकबजे रैयत		0 0 0	कायमी
12	12	वागआम नीज दोन मोसमात मतरो	वाच ।	1	0	बकबजे इजमाल आम/। लकड़ी बकबजे मालीककुल बरबजे कुल मौजा	आँनलाइन जार्चा <i>[Signature]</i>	0 0	कायमी
13	13	वाचांआड़ी नीज वाचांआड़ी नाज	वाच ।	1	13	बकबजे इजमाल		0 0 0	कायमी
16	16	वाच आड़ी नीज वगैरह वाचांआड़ी	दोन तीन 9	1	41	बकबजे मोशमात मनतोरन		0 0 0	कायमी
15	15	दोनो दोनो	दोन तीन ।	0	14	बकबजे मोसमात मनतोरन		0 0 0	कायमी
17	17	दोनो प०क०नो	दोन तीन ।	0	16	बकबजे मोसमात मनतोरन		0 0 0	कायमी
18	18	दोनो प०क०नो	परती कदीम ।	0	3	बकबजे मोसमाग मनेलोरन		0 0 0	कायमी
		दोन महातार तेजस्वल प्रसाद	दोन तीन 6	0	41	बकबजे गोला शाहु		0 0 0	कायमी

Good luck Pandey

V-FNo. 180v
आर ओ आर

164	टाङ्ग मोशमात मनरोसन टैंड महथारजेशवर परसाद	टाङ्ग दो ।	0	86	बकबजे गोवा साहु		0	0	0	कायमी	
167	टाङ्ग जेठु गहु वगैरह टाङ्ग शेखौ साहु	टाङ्ग दो ।	1	61	बकबजे मोशमात मनतोरन		0	0	0	कायमी	
173	टाङ्ग जेठु गहु वगैरह टाङ्ग शेख कमाल	टाङ्ग दो ।	1	98	बकबजे मोशमात मैकी		0	0	0	कायमी	
183	टाङ्ग जेठु रहुं वगैरह टाङ्ग रुगदुं गहुं वगरह	टाङ्ग दो 2	1	22	बकबजे गोवा साहु		0	0	0	कायमी	
209	टाङ्ग शेख जेगा वगैरह टाङ्ग शेख कहबु	टाङ्ग दो ।	0	43	बकबजे गोवा साहु		0	0	0	कायमी	
216	टाङ्ग शेख इशुफ वगैरह टाङ्ग शेख रहमान लोहार	टाङ्ग दो ।	0	54	बकबजे गोवा साहु		0	0	0	कायमी	
220	दोन जेठु गहुं वगैरह टाङ्ग शेख रोपन	दोन तीन 18	1	54	बकबजे गोवा साहु		0	0	0	कायमी	
244	दोन मझीहस दोन शाख नवीकर्स वगैरह	दोन दो 12	0	55	बकबजे मोशमात मैकी		0	0	0	कायमी	
285	दोन राफत अली दोन शेख महमुद	दोन दो 15	1	0	बकबजे गोवा हासु कुल जवानी जनुशगी बकबजे शेख जांगा वो शेख मांगा पैशरान शेख लीपु कीम मुसलमान शोकीन कोकहरो मोवलीग 120-0-0 सम्वत 1918 इशवी से आक्षा आठ आना 0-8-0		0	0	0	कायमी	
44	दोन महथारजेशवर परसाद दोन नीज वगैरह	दोन दो ।	0	14	बकबजे मोशमात मैकी		0	0	0	कायमी	
खाता में कुल प्लोट संख्या		47	खाता का कुल मिजान		40	62	खाता का कुल		0 0 0		

8/24/2020
3:54:20
PM

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
© 2020 सार्वजनिक भंगलाधिकारी से संपर्क

Jamudri

नाममौज़ा जमुआरी
 नाम चाना राँची
 चाना नम्बर २५
ज़िला राँची
 स्केल एक माइल बराबर १६५ हॉल्ट
 सन् १९३२ - ३३ इस्ती

A hand-drawn map of a village in Marathi. The map shows various plots of land, each labeled with a unique number. The numbers range from 1 to over 100. The plots are irregular in shape and size, representing different agricultural parcels. The map includes several roads and paths. In the top right corner, there is a small illustration of a traditional Indian oil lamp (diya). The entire map is drawn on a single sheet of paper.

४८८

मदनपुरनं०७

मालिक का रहस्य

कोकड़ोगांनं०२७

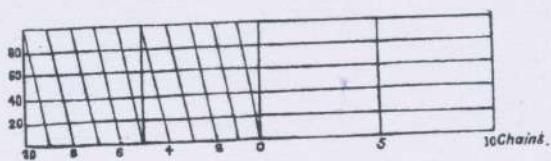
23/10/19
Turing



23/10/19
Kanpur



Scale 16 Inches = 1 Mile.



Made and published

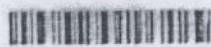


पंचानन्द प्रायिकरण
POP INDIA

W/o: Vinay Kumar Pandey, House
No-602/a, Harihar Singh Road,
Near Teter Toli, Vasundhara
Gardens Morabadi, Barhatu,
Barhatu, Kalka, Ranchi,
Jharkhand, 831039

Address:

W/o: Vinay Kumar Pandey, House
No-602/a, Harihar Singh Road,
Near Teter Toli, Vasundhara
Gardens Morabadi, Barhatu,
Barhatu, Kalka, Ranchi,
Jharkhand, 831039



1500 1501 1502

1503 1504 1505

www

Post Box No. 1507,
Bengaluru-560 001



पंचानन्द प्रायिकरण
POP INDIA



स्वप्ना पांडे
Swapna Pandey
D.O.B: 17-07-1964
Gender: Female



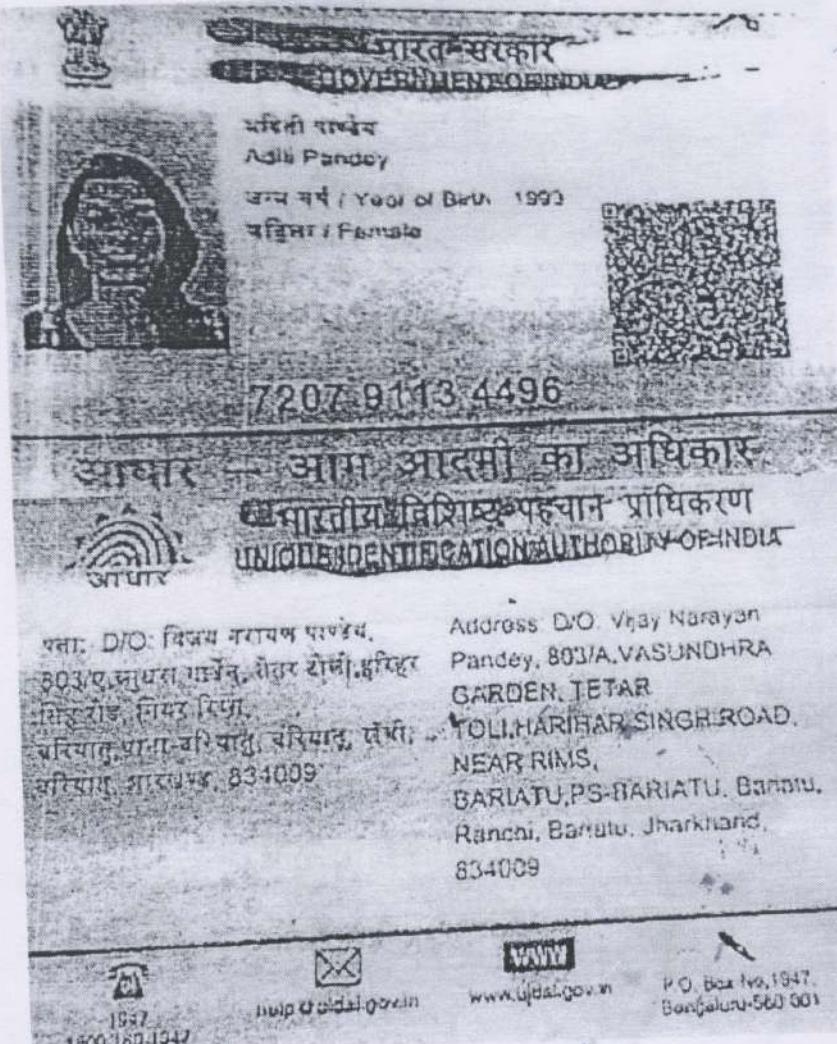
6582 4596 0265

आधार - आम आदमी का अधिकार

20000 — 9576035071

पंचानन्द प्रायिकरण
POP INDIA

गोप्ता रामकृष्ण प्रायिकरण



M/F

PAN: AMJPP2355G

4849

4459



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7da537e8a18ea1642b07

Receipt Date : 04-Sep-2020 12:36:59 pm

Receipt Amount : 84000/-

Amount In Words : Eighty Four Thousands Rupees Only

Token Number : 20200000067326

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : SWAPNA PANDEY (Vendor)

GRN Number : 2001796789



For Office Use :-

नोट ब्रह्म 1983 की धारा 62(1)(A) 00
दीन की वाहव है। अधिकारीय स्टाम्प अधिकारी
1899 की अनुसूचि । या । क वं 23
वालीन ब्रह्मावत स्टाम्प नाहर तथा स्टाम्प क
प्रमाण वा स्टाम्प वृत्त अधिकारी वही ।

04/09/2020

Swapna Panay
09/09/2020

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

Transaction Amount	2100000
--------------------	---------

SELLER	-Mrs. SWAPNA PANDEY, Address - 802-A, HARIHAR SINGH ROAD NEAR TETAR TOLI VASHUNDHRA GARDEN MORHABADI BARIATU RANCHI- , Father/Husband Name HARIBANSH TRIVEDI , PAN No.- *****355G, Permission Case No.- , Aadhaar No. *****0265
PURCHASER	-Mrs. RISHIKUL SHAIKSHANIK SANSTHAN FOR SANATAN VIDYA NIKETAN JAMUARY THROUGH ITS SECRETARY ADITI PANDEY, Address - 803-A, HARIHAR SINGH ROAD NEAR TETAR TOLI VASUNDHARA GARDEN MORHABADI BARIATU RANCHI- , Father/Husband Name VIJAY NARAYAN PANDEY , PAN No.- *****753J, Permission Case No.- , Aadhaar No. *****4496

Witness Information	Mr. DEEPAK RANA , Address - PASAI REWALI HAZARIBAGH-, Father/Husband Name-DWARIKA RANA
---------------------	--

Identifier Details	Mr. DEEPAK RANA , Address - PASAI REWALI HAZARIBAGH-, Father/Husband Name-DWARIKA RANA
--------------------	--

Property Id:381705		
Fee Rule:Sale Deed		
1	Stamp Duty	84,000

1	SP	780
Total		

Property Id:381705		
Fee Rule:Sale Deed		
1	M(b) Fee	150
2	I fee	5,000
3	PR	1
4	LL	3
5	A1	63,000
Total		
68,154		

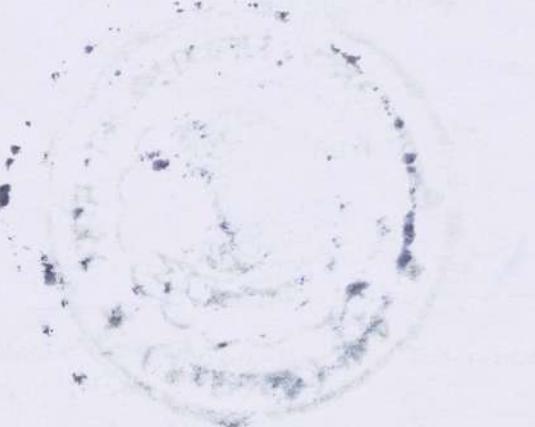
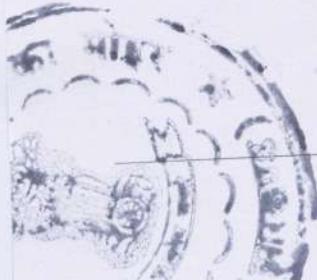
All the entries made, have been verified by me and are found same as the entries of the document presented.

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 / Suresh Pandey
Dated 04/07/2020

Aditi Pandey:
Vendee / Claimant

Swarupa Pandey:
Vendor / Executant





Document Registration Summary 1

Date :-04-Sep-2020

- Government/Market Value: ₹1952000/-
- Transaction Amount: ₹2100000 /-
- Paid Stamp Duty: ₹84000 /-

Receipt : 357645

Receipt Date : 04-09-2020

Presenter Name: - SWAPNA PANDEY

On Date 04-09-2020 Presented at SRO - Ranchi
 Signature of Presenter *Swapna Pandey*

SRO - Ranchi

PR	₹1
SP	₹780
I fee	₹5000
M(b) Fee	₹150
LL	₹4
A1	₹63000
Stamp Duty	₹84000

Total	₹152935
-------	---------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	84000	84000	0	GRAS	SwapnaPandey	GRN Number : 2001796789 DEPT Transaction Id : 7da537e8a18ea1642b07 Transaction Type :	84000
PR	1	1	0	GRAS	SwapnaPandey	GRN Number : 2001797040 DEPT Transaction Id : 188f4a816277ab76fb3 Transaction Type :	1

NGDRS : National Generic Document Registration System

SP	780	780	0	GRAS	SwapnaPandey	GRN Number : 2001797040 DEPT Transaction Id : 188f4a816277ab76fdb3 Transaction Type :	780
I fee	5000	5000	0	GRAS	SwapnaPandey	GRN Number : 2001797040 DEPT Transaction Id : 188f4a816277ab76fdb3 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	SwapnaPandey	GRN Number : 2001797040 DEPT Transaction Id : 188f4a816277ab76fdb3 Transaction Type :	150
A1	63000	63000	0	GRAS	SwapnaPandey	GRN Number : 2001797040 DEPT Transaction Id : 188f4a816277ab76fdb3 Transaction Type :	63000
LL	3	4	-1	GRAS	SwapnaPandey	GRN Number : 2001797040 DEPT Transaction Id : 188f4a816277ab76fdb3 Transaction Type :	4
Sub Total	152934	152935	-1				

Article : Sale Deed Number of Pages : 52

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Deed Type	Sale Deed	Token No :- 20200000067326
Number of Pages	52	
Fee Details	Stamp Duty :- Rs. 84000, PR :- Rs. 1, SP :- Rs. 780, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 63000, LL :- Rs. 3,	
Property No.	1	
Valuation Details	Value :- Rs.1951992/- , Transaction Amount :- Rs.2100000/-	
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Jamuari Location :- Other Road, Jamuari Word No 6 Property Boundaries :- East: NIJ VENDOR, West: NIJ VENDOR, South: GORAKH SAHU , North: 30 FT. OWN ROAD Khata Number - 10Plot Number - 167Volume Number - 2Page Number - 18 Area Of Land :- 21.00 Decimal	

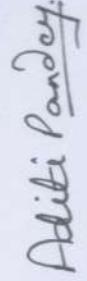
Sh./Smt. **SWAPNA PANDEY** s/o/d/o/w/o **HARIBANSH TRIVEDI** has presented the document for registration in this office
 today dated :- **04-Sep-2020** Day :- **Friday** Time :- **17:22:54 PM**



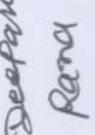
SWAPNA PANDEY(Individual)

Party Name	Document Type	Document Number
SWAPNA PANDEY	PAN/UID	AMJPP2355G

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SWAPNA PANDEY Address1 - 802-A, HARIHAR SINGH ROAD NEAR TETAR TOLI VASHUNDHRA GARDEN MORHABADI BARIATU RANCHI, Address2 - ..., Jharkhand PAN No.: AMJPP2355G, Permission Case No.-	Yes	Swapna Pandey Address:- House No-802/A, Near Tetar Toli, Harihar Singh Road, Vasundhara Garden Morhabadi, Bariatu, , Ranchi, 834009, , Jharkhand, India		SELLER Age:56			Swapna Pandey

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	RISHIKUL SHAIKSHANIK SANSTHAN FOR SANATAN VIDYA NIKETAN JAMUARY THROUGH ITS SECRETARY ADITI PANDEY Address1 - 803-A, HARIHAR SINGH ROAD NEAR TETAR TOLI VASUNDHARA GARDEN MORHABADI BARIATU RANCHI, Address2 - , Jharkhand PAN No.: CHUPP0753J, Permission Case No.-	Yes	Aditi Pandey Address:- 803/A, VASUNDHRA GARDEN, NEAR RIMS, TETAR TOLI, HARIHAR SINGH ROAD, BARIATU, PS- BARIATU, Bariatu, Ranchi, 834009, Jharkhand, India		PURCHASER Age:30			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	DEEPAK RANA S/o-D/o DWARIKA RANA Address1 - PASAI REWALI HAZARIBAGH, Address2 - , Jharkhand PAN No.:			

Witness:

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

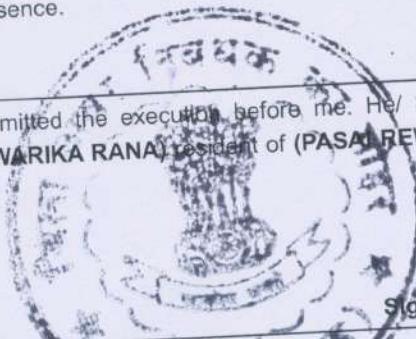
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DEEPAK RANA Address1 - PASAI REWALI HAZARIBAGH, Address2 - , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (SWAPNA PANDEY), has/have admitted the execution before me. He/ She/ They has / have been identified by (DEEPAK RANA) Son/Daughter/Wife of (DWARIKA RANA) resident of (PASA REWALI HAZARIBAGH) and by occupation (Business).



Signature of Registering Office

Seal and Signature of Registering Officer

Date:- 04-Sep-2020

Token No.: 20200000067326

CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **04-Sep-2020** by **SWAPNA PANDEY**,
S/O, D/O, W/O **HARIBANSH TRIVEDI** resident of 802-A, HARIHAR SINGH ROAD NEAR TETAR TOLI
VASHUNDHRA GARDEN MORHABADI BARIATU RANCHI.
This deed was registered as Document No:- 2020/RAN/4849/BK1/4459 in Book No :- **BK1**. Volume No :- 607
from Page No :- 549 to 600 at, office of **SRO - Ranchi**

Registering Officer

Date:- **04-Sep-2020**





Pre Registration Docket

Date :- 03-09-2020 12:17 pm

Office Name :- SRO - Ranchi
Token No:- 20200000067326

Appointment :- 04-Sep-2020 Time:- 12:12

Article	Sale Deed
Pre Registration Date	27-Aug-2020
No. Of Pages	26
Stamp Duty	84000
Paid Stamp Duty	0
Total Fees	₹ 68,934.

Property Id: **381705**

Valuation No. : 504164 / 2020	:- 2020-2021	User Id : 4338	Date : 03-September-2020 12:37:PM
-------------------------------	--------------	----------------	-----------------------------------

State : Jharkhand	District : Ranchi	Tahsil : Kanke
Land Type : Rural	Corporation :	Village/City : Jamuari
Jamuari Word No 6 - Other Road		-
Khata Number - 10		/
Plot Number - 167		/
Volume Number - 2		
Page Number - 18		

Valuation Rule : Commercial land

Property Details

1	Land area	21 Decimal
---	-----------	------------

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 21 x 92952=1951992	₹19,51,992/-
A	Total	/	₹19,51,992/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹19,52,000/-

Total Amount in Words : Nineteen Lakhs Fifty Two Thousands Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: NIJ VENDOR, West: NIJ VENDOR, South: GORAKH SAHU , North: 30 FT. OWN ROAD
Area	Land area : 21.00 Decimal
Other Description of the Property	Address - JAMUARI KANKE RANCHI
Government/Market Value	1951992

5760

5229



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 38fe7ca14c5240c8c5ce

Receipt Date : 27-Jun-2024 01:59:16 pm

Receipt Amount : 7200/-

Amount In Words : Seven Thousand Two Hundred Rupees Only

Token Number : 202400078798

Office Name : SRO - Ranchi

Document Type : Lease

Payee Name : SWAPNA PANDEY (Vendee)

GRN Number : 2402778476



-: For Office Use :-

रजिस्ट्रेशन अधिनियम 1908 परिविष्ट 4 नियम 21/27
के अधिन भारतीय स्टाम्प अधिनियम 1399 की अनुसंधी
1 या 1 क सं. ३९१ II के अधीन यथावत स्टाम्प
सहित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क
अपेक्षित नहीं।

Swapna

Vaibhav Mani Tripathi निबंधन पदाधिकारी
DSR, Ranchi 27/06/2024

Ranchi
27/6/24
Swapna Pandey
27/6/24

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

Stamp 7200

leased under 30 years
36000 X 5 =
180000 X 49.
yearly amount

Amrit
27/6/24



LEASE DEED

THIS DEED OF LEASE is made on this the 27th day of June 2024 at Ranchi.

BETWEEN

N.N. GHOSH SANATAN TEACHERS TRAINING COLLEGE,
Jamuari, P.S. Kanke, District Ranchi, Jharkhand, established under
RISHIKUL SHAISHNIK SANSTHAN SOCIETY Registered under
Society Registration Act, 21, 1860 being **Registration No. 118 of 2006**
having its registered office at C/o Sanatan Vidya Niketan, Station Road,
Rehla, Palamau, Pin 822124, Jharkhand, through its Secretary **SRI VIJAY
NARAYAN PANDEY** son of Asharfee Pandey, Grand Father - Late Sugriv
Pandey, Category - General Uncovered from CNT Act, 1908, by occupation
- Retired, resident of 803A, Vasundhara Gardens, Teter Toli, Harihar Singh



गैर मजलवा प्रतिबंधित स्थिति से
खाता..... 30 लॉट 165
का मिलान किया दर्ज नहीं पाया
16
27/6/24

Surendra Pandey
27/6/24





Prabhu Dayal Singh
Civil Court Lawyer
Enrol. No.-19792



दंताक 27/06/24 समय 10:01

राजस्त्रेशन अधिनियम 1908 धारा 52 के नियम 38

श्री... Vijay H. Pandey

पिता श्री/स्त्री Asha Devi Pandey

निवास राहन Brati Ranchi

पेशा Retired जो लोकगवार के बायेरार आ

अवर निवास दूरा प्रमाणित

मुख्तारनामा सं० वर्ष के अधीन

लेखकारियों या दादेशारों में से एक श्री

के अभिकर्ता ने दि० के पुर्यहन/बाष्पाहन

में अवर निवास कार्यालय में

निवास के लिए पेश किया

निवास प्रदाचिकारी का इस्तमान

27/06/2024

Prabhu Mani Tripathi
DSR, Ranchi



:: 2 ::

Road, Near RIMS, Bariatu, P.S. Bariatu, District - Rachi, Jharkhand, Pin- 834009 (hereinafter called the LESSOR which terms and expressions unless expressly excluded by or repugnant to subject or context shall always mean and, include his , successors, legal representatives, assigns, executors and administrators) of the FIRST PART.

UID - XXXX XXXX 9655, Mobile No. - 9576035085

AND

SANATAN VIDYA NIKETAN Jamuari, P.S. Kanke, District Ranchi, Jharkhand, established under **RISHIKUL SHAISHNIK SANSTHAN SOCIETY** Registered under Society Registration Act, 21, 1860 being Registration No. 118 of 2006 having its registered office at C/o Sanatan Vidya Niketan, Station Road, Rehla, Palamau, Pin 822124, Jharkhand, through its Secretary **SMT. SWAPNA PANDEY** wife of Vinoy Kumar Pandey, Daughter of Harivansh Prasad Trivedi, Grand Father - Late Shyam Sunder Trivedi, Category - General Uncovered from CNT Act, 1908, by occupation - Service, resident of House No. 802/A, Harihar Singh Road, Near Teter Toli, Vasundhara Garden, Morabadi, Bariatu, P.S. Bariatu, District - Rachi, Jharkhand, Pin- 834009 (hereinafter called the LESSEE which terms and expressions unless expressly excluded by or repugnant to subject or context shall always mean and include her, successors, legal representatives, assigns, executors and administrators) of the SECOND PART.

UID - xxxx xxxx 0265, Mobile No. - 9507680231

WHEREAS the Lessee has taken the said land from the Lessor for an area of **39 decimals (Thirty Nine Decimals)** of land situated at Mouza - Jamuari, P.S. Pithoria, Thana No. 26, District - Ranchi, Jharkhand.

Swapna Pandey
27/6/24

Fancy
27/06/24

:: 3 ::

AND WHEREAS the land under Khata No. 30, Plot No. 165, situated at Mouza - Jamuari, P.S. Pithoria, Thana No. 26, District - Ranchi, Jharkhand stand recorded in the name of Mahtha Rajeshwari Prasad as Kaimi.

AND WHEREAS the Lessor acquired the aforesaid land by virtue of registered deed of sale being deed no. 20138/17583, dated 28.10.2009, which is duly entered in Book No. I, Volume No. 665, Page No. 565 to 590, in the year 2009 registered before District Sub Registrar, Ranchi from Sri Vinoy Kumar Pandey son of Sri Asharffi Pandey.

AND WHEREAS after purchase of the aforesaid land the Lessor came in peaceful possession over the same and got his name mutated before Kanke Anchal Ranchi and paid rent regularly to the state which jamabandi is entered in Register II, Volume No. II, Page No. 21, being Receipt No. 0333802301, dated 25.02.2023 for the year 2022-23.

AND WHEREAS the lessor is the absolute owner of the aforesaid land have been coming into exclusive peaceful possession thereof and enjoying the same without any let or hindrance from anybody whomsoever morefully described in the schedule below.

NOW THIS DEED WITNESSES that the said LESSOR agrees to let and the said LESSEE agreed to take the land for the purpose of establishment of "SANATAN VIDYA NIKETAN" under the Aegis of "**RISHIKUL SHAISHNIK SANSTHAN SOCIETY**" and for its premises, building, gardens, lawns, grounds, parking space etc. for a term of 30 years commencing from 27.06.2024 to 26.06.2054 on a yearly rental of Rs. 36,000/- (Rupees Thirty Six Thousand) only.

AND the LESSEE does hereby covenant with the LESSOR as under :-

1. That the LESSEE will during the said term pay the rent hereby reserved in manner hereinbefore mentioned without a deduction whatsoever.

Surendra Pandey
R.314/124

27/06/24

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2. That the LESSEE shall pay all taxes, rates, duties and assessments whatsoever, State or Central or otherwise levied or hereafter levied on account thereof, except annual rent of land payable to the Circle Officer, Kanke.
3. That the LESSEE shall construct study rooms or buildings, lawns, parking spaces, hostels, gardens, library hall, grounds, park together with all electrical and sanitary fittings, water facilities after marking payments for the purposes of the school as recognized by the CBSE at the costs of the LESSEE.
4. That the LESSEE shall during the said terms will and sufficiently maintain and keep the land in good condition.
5. That the land registration process has been started with the co-operation of the lessors.
6. That the LESSEE shall use or occupy the Scheduled below land for school and hostel purpose.
7. That the LESSEE shall not nor will during the said term assign transfer or part with the possession of the said scheduled below land or otherwise by any act or procure the said land or any of them to be assigned, transferred or their possession parted with unto any person or persons.
8. That the LESSEE shall at the expiration or sooner determination of the said term peaceably surrender and yield up unto the LESSOR the said scheduled below land hereby demised with the appurtenances together with all buildings, erections, additions and alterations and fixtures and fittings hereafter to be built or erected thereon in good and substantial repair and condition in all respects.
9. That the Lessee shall have full right to sub-let, sub-lease or give in rent the property to any portion thereof under intimation and approval of the Lessor.

Swaroop Pandey
27/6/24

Hariy
27/06/24

10. That the LESSOR leasing the land to run a CBSE/established based school upto to higher secondary and we will follow CBSE norms from CBSE directives/rules and regulations.
11. That the purpose of the imparting & disseminating education right from primary to Higher Secondary education will noted defeated.
12. That the Lessee will be fully a thorised to execute any Sub Lease in respect of the land under aforementioned khata and plot.

AND the LESSORS shall does hereby covenant with the LESSEE as under :-

1. That the LESSEE paying the rents hereby reserved and performing the covenants hereby reserved shall and may peaceable possess and enjoy the said scheduled below land for the terms hereby granted without any interruption or disturbance from the LESSOR or any person or persons lawfully claiming by from or under him and the LESSOR shall for the period the demised land due to damage, viz, major or otherwise charge only such rent of the land in serviceable conditions as may be proportionate and reasonable.
2. That the LESSOR shall not enter upon any agreement, lease, sale and conveancing in respect of the land during the term of the lease with another persons or persons at any cost.

PROVIDED ALWAYS that it is expressly agreed that if the rent hereby reserved or any part thereof shall be unpaid by the Lessee on which the same ought to have been paid or in case of breach or non observance of any of the covenants and agreements herein contain on the part of the LESSEE then in either of such cases it shall be lawful for the LESSOR at any time thereafter into and upon the said

Surendra Lander
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27/06/24

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demised land or any part thereof in the name of the whole to re-enter and the same to have again re-possess and enjoy as of its former estate any thing hereinafter contained to the contrary notwithstanding or at its election it may leave for the LESSEE at or upon the said land 15 days notice in writing to quit the same and upon service of the same and expiration of such notice, howsoever given or sent, the LESSEE shall be deemed to be a tenant whose terms has been duly determined by notice under the Transfer of Property Act.

SCHEDULE OF THE LANDS LEASED OUT AND REFERRED

ABOVE

All that piece and parcel of Land situated at Mouza - Jamuari,
P.S. Pithoria, Thana No. 26, District - Ranchi under Revisional Survey

<u>Khata No.</u>	<u>Plot Nos.</u>	<u>Area</u>
30	165	39 decimals

(Total area Thirty Nine Decimals)

Boundary

North	:	R.S. Plot No. 164
South	:	Road
East	:	Land of Nageshwar Sahu
West	:	N.N. Ghosh Sanatan Teacher Training College

Sukdeo Pandey
27/6/24

Jamuary
27/06/24

IN WITNESS WHEREOF the said LESSOR and the said LESSEE have here unto signed on the day month and year first hearing above mentioned after fully understanding the contents of this lease.

Witnesses

LESSOR

1. Deepak Rana

S/o - Late Dwarika Rana
Pasal, Rewali
H. Bagh

27/06/24

Pandey

27/06/24



2. Subodh Kumar

LATE - J. N. P. Yadav.

New Area Marabodi

Raneri

27/06/24

SIGNATURE OF THE LESSEE

Swarni Pandey

27/6/24



Little Finger



Ring Finger



Middle Finger



Fore Finger



Thumb



Prabhu Dayal Singh
Advocate
Civil Court, Ranchi
Enrol No. 965

Certify that the finger prints of the five fingers of the left hand of each persons, whose photograph are affixed in the lease deed have been taken before me.

VILLAGE - JAMUARY

THANA - PITHORIYA

THANA NO - 26

DIST - RANCHI

R.B. PLOT NO - 165

SUB PLOT NO - 165/PART

AREA SHOWN IN RED WASH

AREA

A - DEC

0 - 39

ov.in/MISRegister2/Re

ne 26, 2024

का नाम
जा प्रकार

झारखण्ड

संख्या	प्राप्ति का	रकम	वर्ष	प्राप्ति का	रकम	दरम सेवा	दरम सेवा	दरम सेवा	दरम सेवा
201201201101	2011-12	2012-13	0	2	0	0.5	0	0	0
20132014	2013-14	2014-15	0	0	0	0.5	0	0	0
2014-2017	2014-17	2015-18	0	0	0	0.5	0	0	0
2015-2017	2015-17	2016-2018-2017	0	0	0.5	0.5	0	0	0
2017-2018	2017-18	2018-2019-2017	0	0	0	0.5	0	0	0
2018-2019	2018-19	2019-2020-2018	0	0	0	0.5	0	0	0
2019-2020	2019-20	2020-2021-2019	0	0	0	0.5	0	0	0
2020-2021	2020-21	2021-2022-2020	0	0	0	0.5	0	0	0
2021-2022	2021-22	2022-2023-2021	0	0	0	0.5	0	0	0
2022-2023	2022-23	2023-2024-2022	0	0	0	0.5	0	0	0

लगान	सेस
2	2.9

सेस	कृषि सेस	कृषि सेस
ल	बकाया	चालू साल
0	0	0.4
0	0	0.4
0.4	0.4	0.4
0	0	0.4
1.6	0.4	0.4
0	0	0.4

List Of Mutation Cases on the above

Mutation Cases Not Found

List Of Case Status Details

Pandey

BACK

Soeprab Pandey
27/6/24

R.B. PLOT NO - 164

165
PART

LAND OF
NABEshawar
SAHU

ROAD

ऑनलाइन जीवा

N.N. GHOSH
BANATAN TEACH
ER TRAINING
COLLEGE





झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

June 26, 2024

भाग वर्तमान	2	पृष्ठ संख्या	21	खाता का नम्बर	26	इस्टेट का नाम	झारखण्ड					
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	कँकि	हलका का नाम	हल्का-06					
मौजा का नाम	जेमुआरी	होल्डिंग संख्या	30 मधे	तौजी संख्या	0	थाना नम्बर	26					
सुदाम चौधे, पिता-राजनवित चौधे, जाति: _____ एवं एन एन धोध, पिता-सनातन टीचर ट्रेनिंग कलोज सुदामा द्वारा सचिव सुदा, जाति: _____												
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार दा. खा. वाद स 2634 आर 27/09/10 के अनुशार जमावादी कायम किया									
30	165	0 ए 99 डि 0 हे										
	कुल परिमाण	0 ए 99 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	रोड सेस बकाया	रोड सेस चालू साल	स्थिका सेस बकाया	स्थिका सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
19/12/2012	517161	2011-12	2012-13	0	2	0	0.5	0	1	0	1	0
26/9/2014	031731	2014	2015	0	2	0	0.5	0	1	0	1	0
03-09-2017	1488072269	2015-2016	2016-2017	2	0.5	0.5	1	1	1	1	1	0.4
10-25-2017	1508934578	2017-2018	2017-2018	0	2	0	0.5	0	1	0	1	0.4
02-25-2023	0333802301	2018-2019	2022-2023	8	2	2	0.5	4	1	4	1	0.4
02-28-2024	0213839838	2023-2024	2023-2024	0	2	0	0.5	0	1	0	1	1.6

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

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्युटर जनित प्राप्ति
यह प्राप्ति केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें
प्लॉट का नवांश देखने के लिए प्लॉट नंबर बिलकु करें।

प्राप्ति देखें

BACK

ऑनलाइन जाँचा

जवाबदी देखें



झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम			रैयत का नाम, अभिभावक का नाम, रिश्ता							
महाराजा प्रताप उदयनाथ शाहीदेव			महथा रजेस्वर प्रसाद, वल्द - महथाप्रमानन्द, , जाति- काएस्ट, निवासी-शाकीन राचीं महथा उपावाजान							
जिला का नाम	राँची	अचंल का नाम	काँकी	हलका का नाम	हलका-06	मौजा का नाम	जेमुआरी	खाता का रैयती प्रकार		
खेवट नम्बर	1	खाता नम्बर	30	थाना का नाम	राँची	थाना नम्बर	26			
खाता नम्बर	खेसरा नम्बर	चौहड़ी उत्तर 3 चौहड़ी दक्षिण 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान	खास शर्त		
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
30	14	वाचंआड़ी गोवा साहु वगैरह द0न0	परती कदीम 5	0 (एकड़) 74 (डिसमील) 0	आम/1 लकड़ी बकबजे मालीक कुल बकबजे कुल मौजा	वज एवज वुलाआरीखसटल शुधा तारीक 3-8-1931 ई साल मोवलीग 350-0-0	0	0	0	कायमी
	19	दोन मोसमात मनतोरन दोन गोवा साहु	दोन तीन 14	1 (एकड़) 7 (डिसमील) 0	आम/1 लकड़ी बकबजे मालीक कुल बकबजे कुल मौजा	वज एवज वुलाआरीखसटल शुधा तारीक 3-8-1931 ई साल मोवलीग 350-0-0	0	0	0	
	26	दोन जेठुगङ्घु वगैरह दोन हलखु खलीफा वगारह	दोन दो 15	0 (एकड़) 99 (डिसमील) 0		वज एवज वुलाआरीखसटल शुधा तारीक 3-8-1931 ई साल मोवलीग 350-0-0	0	0	0	(J)
	43	दोन मोशमात मेनी दोन मोशमात मेनी	दोन एक 3	0 (एकड़) 48 (डिसमील) 0		वज एवज वुलाआरीखसटल शुधा तारीक 3-8-1931 ई साल मोवलीग 350-0-0	0	0	0	आँनलाइन जाँचा

46	दोनों पाँच गोवासाहु वगैरह	परती कदीम 2	0 (एकड़) 22 (डिसमील) 0	वज एवज बुलाआरीखसटल शुधा तारीक 3-8-1931 ई साल मोवलीग 350-0-0	0	0	0
47	पाँच गोवासाहु वगैरह पाँच दोनों	दोन दो 2	0 (एकड़) 18 (डिसमील) 0	वज एवज बुलाआरीखसटल शुधा तारीक 3-8-1931 ई साल मोवलीग 350-0-0	0	0	0
152	दोन गोवा साहु दोन गोवासाहु	दोन दो 22	1 (एकड़) 18 (डिसमील) 0	वज एवज बुलाआरीखसटल शुधा तारीक 3-8-1931 ई साल मोवलीग 350-0-0	0	0	0
165	टाङ गोवासाहु टाङ जेठु गझुं वगैरह	टाङ दो 2	2 (एकड़) 39 (डिसमील) 0	वज एवज बुलाआरीखसटल शुधा तारीक 3-8-1931 ई साल मोवलीग 350-0-0	0	0	0
166/299	टोनों टाङ महथारजसवरप्रसाद	टाङ दो 1	0 (एकड़) 16 (डिसमील) 0	वज एवज बुलाआरीखसटल शुधा तारीक 3-8-1931 ई साल मोवलीग 350-0-0	0	0	0
खाता में कुल प्लोट संख्या		9	खाता का कुल मिजान	7 (एकड़) 41 (डिसमील) 0	खाता का कुल	0	0

यह एक कंप्यूटर जनित प्रति है

6/26/2024
8:04:14
PM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

प्लाट का नक्शा देखने के लिए प्लाट नंबर क्लिक करें।



N.N. GHOSH SANATAN TEACHER'S TRAINING COLLEGE

(Recognised by National Council for Teacher Education and Under Ranchi University, Ranchi, Jharkhand)

SANATAN ROAD, JANUARY, KANKE, RANCHI, JHARKHAND : 834006

Email : nngsttc@gmail.com

Phone : 7985729380, 8651038210

Ref. No. :

Date : 27 - 06 - 24

Principal

Extract of the minutes of the meeting of the N.N. Ghosh Sanatan Teacher's Training College, held on 20.06.2023 at the registered office Januuary, Kanke Ranchi at 11.30 am.

RESOLVED THAT the consent of the N.N. Ghosh Sanatan Teacher's Training College is be and hereby given to Sri Vijay Narayan Pandey son of Asharfee Pandey, Secretary of the N.N. Ghosh Sanatan Teacher's Training College to exercise all such right, power, authorities, duties and discretion to run the N.N. Ghosh Sanatan Teacher's Training College and entered into any agreement, sales, lease, mortgage of the land/properties of the N.N. Ghosh Sanatan Teacher's Training College and execute lease deed etc. regarding transaction of the land in place of Secretary Sudama Choubey.

For and on behalf of

Vijay
Secretary
N.N. Ghosh Sanatan Teacher's Training College
Januuary, Kanke, Ranchi

Vijay Narayan Pandey

(Secretary)

Managed by
Rishikul Shaikshnik Sansthan
(Reg. No. 118/2006-07)
REHALA, PALAMAU, JHARKHAND : 822124



SANATAN VIDYA NIKETAN

Sanatan Road, Jamuary, Kanke, Ranchi, Jharkhand - 834 006
Phone : 09576035071

Ref. No. :

Date :

Extract of the minutes of the meeting of the Sanatan Vidya Niketan held on 11.09.2022 at the registered office Jamuary, Kanke Ranchi at 11.30 am.

RESOLVED THAT the consent of the Sanatan Vidya Niketan is be and hereby given to Smt. Swapna Pandey wife of Vinoy Kumar Pandey, Secretary of the Sanatan Vidya Niketan to exercise all such right, power, authorities, duties and discretion to run the Sanatan Vidya Niketan and entered into any agreement, sales, lease, mortgage of the land/properties of the Sanatan Vidya Niketan and purchased the land etc. regarding transaction of the land in place of Secretary Aditi Pandey.

For and on behalf of

For Sanatan Vidya Niketan

Swapna Pandey
Secretary

Smt. Swapna Pandey

(Secretary)

निबंधन कार्यालय में दस्तावेज की जाँच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	<input checked="" type="checkbox"/>	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त - (i) अंचलाधिकारी द्वारा प्रमाणित पंजी - II अथवा (ii) भू-स्वामित्व प्रमाण पत्र अथवा (iii) शुद्धि पत्र		
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित “नजरी नक्शा” जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	<input checked="" type="checkbox"/>	
3	पंजी - II का वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	<input checked="" type="checkbox"/>	
4	मुद्रांक शुल्क का भुगतान		
5	निबंधन शुल्क का भुगतान	<input checked="" type="checkbox"/>	
6	आधार सत्यापन	<input checked="" type="checkbox"/>	
7	PAN सत्यापन	<input checked="" type="checkbox"/>	
8	होलिडंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		

28/06/2019
Dootam Tripathi
 जाँच लिपिक का हस्ताक्षर
 तिथि सहित



W
 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित

Rajibhaw Mani Tripathi
 DSR, Ranchi



Pre Registration Docket

Date :- 26-06-2024 08:28 pm

Office Name :- SRO - Ranchi
Token No:- 202400078798

Appointment :- 27-Jun-2024 Time:- 10:21

Article	Lease
Pre Registration Date	26-Jun-2024
No. Of Pages	29
Stamp Duty	7200
Paid Stamp Duty	0
Total Fees	₹ 13,420.

Property Id: **1250088**

Valuation No. : 1702182 / 2024	:- 2024-2025	Date : 26-June-2024 19:48:PM
State : Jharkhand	District : Ranchi	Tahsil : Kanke
Land Type : Rural	Corporation :	Village/City : Jamuari
Jamuari Word No 6 - Other Road		
Volume Number - 2		
Page Number - 21		
Khata Number - 30		
Plot Number - 165		

Property Rates

Commercial Land (Y)

₹92952/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	39 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 39 x 92952=3625128	₹36,25,128/-
A	Total		₹36,25,128/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹36,25,200/-
----------------------------	---------------------

Total Amount in Words : Thirty Six Lakhs Twenty Five Thousands Two Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: LAND OF NAGESHWAR SAHU, West: N.N. GHOSH SANATAN TEACHER TRAINING COLLEGE, South: ROAD, North: R.S. PLOT NO. 164
Area	Land area : 39.00 Decimal
Other Description of the Property	Pin Code - 834006
Government/Market Value	3625128
Transaction Amount	-

LESSEE	SANATAN VIDYA NIKETAN-Mrs. SWAPNA PANDEY,, Father/Husband Name HARIVANSH PRASAD TRivedi,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-17-Jul-1964,Permission Case No.- , Aadhaar No. *****0265, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - HOUSE NO. 802/A HARIHAR SINGH ROAD NEAR TETAR TOLI VASUNDHARA GARDEN MORABADI RANCHI, Pin Code-834009
LESSOR	N.N. GHOSH TEACHERS TRAINING COLLEGE-Mr. VIJAY NARAYAN PANDEY,, Father/Husband Name ASHARFEE PANDEY,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-17-Jul-1964,Permission Case No.- , Aadhaar No. *****9655, Country-INDIA, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality-RANCHI,Address - 803A VASUNDHARA GARDENS TETAR TOLI HARIHAR SINGH ROAD NEAR RIMS BARIATU RANCHI, Pin Code-834009

Witness Information	Mr. DEEPAK RANA , Address - PASAI REWALI HAZARIBAG-, Father/Husband Name-DWARIKA RANA
---------------------	---

Identifier Details	Mr. DEEPAK RANA , Address - PASAI REWALI HAZARIBAG-, Father/Husband Name-DWARIKA RANA
--------------------	---

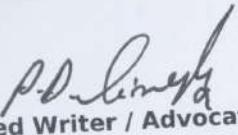
Fee Rule:Government Original Lease Deed		
1	Stamp Duty	7,200

1	SP	870
Total		870

Fee Rule:Government Original Lease Deed		
1	A1	5,400
2	E	2,000
3	I fee	5,000
4	M(b) Fee	150
Total		12,550

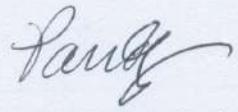
All the entries made, have been verified by me and are found same as the entries of the document presented.

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.



P.D. Chauhan
Deed Writer / Advocate

Sweta Pandey
Vendee / Claimant



Parag
Vendor / Executant



Document Registration Summary 1

Date :-27-Jun-2024

- Government/Market Value: ₹3625200/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹7200 /-

Receipt : 1044068

Receipt Date : 27-06-2024

Presenter Name: -

On Date 27-06-2024 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

E	₹2000
SP	₹870
I fee	₹5000
M(b) Fee	₹150
A1	₹5400
Stamp Duty	₹7200

Total ₹20620

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	7200	7200	0	GRAS	SwapnaPandey	GRN Number : 2402778476 DEPT Transaction Id : 38fe7ca14c5240c8c5ce Transaction Type :	7200
E	2000	2000	0	GRAS	SwapnaPandey	GRN Number : 2402778562 DEPT Transaction Id : 0bb2028fa6e3c573ec12 Transaction Type :	2000

M								NGDRS : National Generic Document Registration System
SP	870	870	0	GRAS	SwapnaPandey	GRN Number : 2402778562 DEPT Transaction Id : 0bb2028fa6e3c573ec12 Transaction Type :	870	
I fee	5000	5000	0	GRAS	SwapnaPandey	GRN Number : 2402778562 DEPT Transaction Id : 0bb2028fa6e3c573ec12 Transaction Type :	5000	
M(b) Fee	150	150	0	GRAS	SwapnaPandey	GRN Number : 2402778562 DEPT Transaction Id : 0bb2028fa6e3c573ec12 Transaction Type :	150	
A1	5400	5400	0	GRAS	SwapnaPandey	GRN Number : 2402778562 DEPT Transaction Id : 0bb2028fa6e3c573ec12 Transaction Type :	5400	
Sub Total	20620	20620	0					

Article : Lease Number of Pages : 58

Signature of Operator

गणपति चंद्रमुख
Signature of Head Clerk

Signature of Registering Officer

वैभव मनि त्रिपाठी
DSR, Ranchi





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

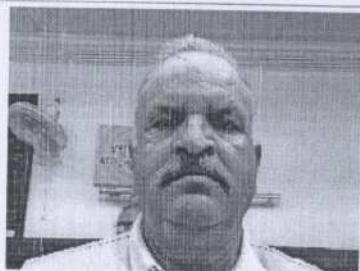
Deed Endorsement

Token No :- 202400078798

Deed Type	Lease
Number of Pages	58
Fee Details	Stamp Duty :- Rs. 7200, E :- Rs. 2000, SP :- Rs. 870, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 5400,
Property No.	1
Valuation Details	Value :- Rs.3625128/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Jamuari Location :- Other Road, Jamuari Word No 6 Property Boundaries :- East: LAND OF NAGESHWAR SAHU, West: N.N. GHOSH SANATAN TEACHER TRAINING COLLEGE, South: ROAD, North: R.S. PLOT NO. 164 Volume Number - 2Page Number - 21Khata Number - 30Plot Number - 165 Area Of Land :- 39.00 Decimal

Sh./Smt. VIJAY NARAYAN PANDEY s/o/d/o/w/o ASHARFEE PANDEY has presented the document for registration in this office

today dated :- 27-Jun-2024 Day :- Thursday Time :- 15:35:38 PM



VIJAY NARAYAN
PANDEY(Company / Colonizer)

Party Name	Document Type	Document Number
VIJAY NARAYAN PANDEY	PAN/UID	*****9655

NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	VIJAY NARAYAN PANDEY Address1 - 803A VASUNDHARA GARDENS TETAR TOLI HARIHAR SINGH ROAD NEAR RIMS BARIATU RANCHI, Address2 - RANCHI , Jharkhand PAN No.: , Permission Case No.-	No	Yes	Vijay Narayan Pandey Address:- Flat No-804 A,Vasundhra Gardens, R I M S, Harihar Singh Road, , Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India	LESSOR Age:				<i>Vijay</i>
2	SWAPNA PANDEY Address1 - HOUSE NO. 802/A HARIHAR SINGH ROAD NEAR TETAR TOLI VASUNDHARA GARDEN MORABADI RANCHI, Address2 - RANCHI , Jharkhand PAN No.: , Permission Case No.-	No	Yes	Swapna Pandey Address:- House No-802/A, Near Teter Toli, Harihar Singh Road, Vasundhara Garden Morahbadi, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India	LESSEE Age:				<i>Swapna Pandey</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	DEEPAK RANA S/o-D/o DWARIKA RANA Address1 - PASAI REWALI HAZARIBAG			<i>Deepak Rana</i>

ESS:
e individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DEEPAK RANA Address1 - PASAI REWALI HAZARIBAG, Address2 - ..., Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (VIJAY NARAYAN PANDEY), has/have admitted the execution before me. He/ She/ They has / have been identified by (DEEPAK RANA) Son/Daughter/Wife of (DWARIKA RANA) resident of (PASAI REWALI HAZARIBAG) and by occupation (Business).

Signature of Registering Officer

Date:- 27-Jun-2024

Seal and Signature of Registering Officer

Vaibhav Mani Tripathi
DSR, Ranchi



Token No.: 202400078798

CERTIFICATE

Office of the SRO - Ranchi

This Lease was presented before the registering officer on date 27-Jun-2024 by VIJAY NARAYAN PANDEY, S/O, D/O, W/O **ASHARFEE PANDEY** resident of 803A VASUNDHARA GARDENS TETAR TOLI HARIHAR SINGH ROAD NEAR RIMS BARIATU RANCHI ,RANCHI.

This deed was registered as Document No:- 2024/RAN/5760/BK1/5229 in Book No :- BK1, Volume No :- 653 from Page No :- 359 to 416 at, office of **SRO - Ranchi**

Date:- 27-jun-2024

W
संग्रहीत
Registering Officer
विजय नारायण पांडे
DSR, Ranchi



6240

5670



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7a2809311214aa1c3d1b

Receipt Date : 09-Jul-2024 02:33:37 pm

Receipt Amount : 7200/-

Amount In Words : Seven Thousand Two Hundred Rupees Only

Token Number : 202400085586

Office Name : SRO - Ranchi

Document Type : Lease

Payee Name : SWAPNA PANDEY (Vendee)

GRN Number : 2403009879



For Office Use :-

रजिस्ट्रेशन अधिनियम 1903 परिशिष्ट 4 नियम 21/27
के अद्यन भारतीय स्टैम्प अधिनियम 1899 की अनुसूची
1 या 1 के सं 35(b) II के अर्थात् व्यापक स्टैम्प
सहित या स्टैम्प शुल्क से निमुक्त या स्टैम्प शुल्क
अपेक्षित नहीं।

Vaibhav Mani Tripathi
DSR, Ranchi
09/07/2024

Swapna Pankey
09/07/24

Swapna Pankey

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

stand 72^{ft}
versed 50 years

yearly Rent 36000 x 5 = 180000

Amount
917125



Prabhu Dayal Singh
Advocate
Civil Court, Ranchi
P.D.S. - 19/7/2024

LEASE DEED

THIS DEED OF LEASE is made on this the 09th day of July 2024 at Ranchi.

BETWEEN

SMT. SWAPNA PANDEY wife of Vinoy Kumar Pandey, Daughter of Harivansh Prasad Trivedi, Grand Father - Late Shyam Sunder Trivedi, Category - General Uncovered from CNT Act, 1908, by occupation - Housewife, resident of House No. 802/A, Harihar Singh Road, Near Teter Toli, Vasundhara Garden, Morabadi, Bariatu, P.S. Bariatu, District - Rachi, Jharkhand, Pin- 834009, (hereinafter called the LESSOR which terms and expressions unless expressly excluded by or repugnant to subject or context shall always mean and, include his , successors, legal representatives, assigns, executors and administrators) of the FIRST PART.

UID - XXXX XXXX 0265, Mobile No. - 9507680231

For Swapna Pandey

Secretary



AND

SANATAN VIDYA NIKETAN Jamuari, P.S. Kanke, District Ranchi, Jharkhand, established under **RISHIKUL SHAISHNIK SANSTHAN SOCIETY** Registered under Society Registration Act, 21, 1860 being Registration No. 118 of 2006 having its registered office at C/o Sanatan Vidya Niketan, Station Road, Rehla, Palamau, Pin 822124, Jharkhand, through its Secretary **SMT. SWAPNA PANDEY** wife of Vinoy Kumar Pandey, Daughter of Harivansh Prasad Trivedi, Grand Father - Late Shyam Sunder Trivedi, Category - General Uncovered from CNT Act, 1908, by occupation - Service, resident of House No. 802/A, Harihar Singh Road, Near Teter Toli, Vasundhara Garden, Morabadi, Bariatu, P.S. Bariatu, District - Rachi, Jharkhand, Pin- 834009 (hereinafter called the LESSEE which terms and expressions unless expressly excluded by or repugnant to subject or context shall always mean and include her, successors, legal representatives, assigns, executors and administrators) of the SECOND PART.

UID - xxxx xxxx 0265, Mobile No. - 9507680231

WHEREAS the Lessee has taken the said land from the Lessor for an area of **1.40 Acres (One Acres Forty Decimals)** of land situated at Mouza - Jamuari, P.S. Pithoria, Thana No. 26, District - Ranchi, Jharkhand.

AND WHEREAS the land under Khata No. 10, Plot No. 167, situated at Mouza - Jamuari, P.S. Pithoria, Thana No. 26, District - Ranchi, Jharkhand stand recorded in the name of Gowa Sahu & others as Kaimi.

AND WHEREAS the Lessor acquired the aforesaid land by virtue of registered deed of sale being deed no. 2309/2101, dated 23.02.2001, which is duly entered in Book No. I, Volume No. 52, Page No. 254 to 267, in the year 2001 registered before District Sub Registrar, Ranchi from Bibi Anis Begam wife of Saiyad Jamal Ahmad and Bibi Mustari Begam wife of Hassan Ali.

Swapna Pandey
09/07/24

For Sanatan Vidya Niketan
Swapna Pandey
Secretary

AND WHEREAS after purchase of the aforesaid land the Lessor came in peaceful possession over the same and got his name mutated before Kanke Anchal Ranchi and paid rent regularly to the state which jamabandi is entered in Register II, Volume No. II, Page No. 18, being Receipt No. - 1509643726, dated 02.11.2017 for the year 2017-18 .

AND WHEREAS the lessor is the absolute owner of the aforesaid land have been coming into exclusive peaceful possession thereof and enjoying the same without any let or hindrance from anybody whomsoever morefully described in the schedule below.

NOW THIS DEED WITNESSES that the said LESSOR agrees to let and the said LESSEE agreed to take the land for the purpose of establishment of "**SANATAN VIDYA NIKETAN**" under the Aegis of "**RISHIKUL SHAISHNIK SANSTHAN SOCIETY**" and for its premises, building, gardens, lawns, grounds, parking space etc. for a term of 30 years commencing from 08.07.2024 to 07.07.2054 on a yearly rental of Rs. 36,000/- (Rupees Thirty Six Thousand) only.

AND the LESSEE does hereby covenant with the LESSOR as under :-

1. That the LESSEE will during the said term pay the rent hereby reserved in manner hereinbefore mentioned without a deduction whatsoever.
2. That the LESSEE shall pay all taxes, rates, duties and assessments whatsoever, State or Central or otherwise levied or hereafter levied on account thereof, except annual rent of land payable to the Circle Officer, Kanke.
3. That the LESSEE shall construct study rooms or buildings, lawns, parking spaces, hostels, gardens, library hall, grounds, park together with all electrical and sanitary fittings, water facilities after marking payments for the purposes of the school as recognized by

*Sweeta Pandey
Secretary
for Sanatan Vidya Niketan
Sweeta Pandey*

4. That the LESSEE shall during the said terms will and sufficiently maintain and keep the land in good condition.
5. That the land registration process has been started with the co-operation of the lessors.
6. That the LESSEE shall use or occupy the Scheduled below land for school and hostel purpose.
7. That the LESSEE shall not nor will during the said term assign transfer or part with the possession of the said scheduled below land or otherwise by any act or procure the said land or any of them to be assigned, transferred or their possession parted with unto any person or persons.
8. That the LESSEE shall at the expiration or sooner determination of the said term peaceably surrender and yield up unto the LESSOR the said scheduled below land hereby demised with the appurtenances together with all buildings, erections, additions and alternations and fixtures and fittings hereafter to be built or erected thereon in good and substantial repair and condition in all respects.
9. That the Lessee shall have full right to sub-let, sub-lease or give in rent the property to any portion thereof under intimation and approval of the Lessor.
10. That the LESSOR leasing the land to run a CBSE/established based school upto to higher secondary and we will follow CBSE norms from CBSE directives/rules and regulations.
11. That the purpose of the imparting & disseminating education right from primary to Higher Secondary education will noted defeated.
12. That the Lessee will be fully a thorised to execute any Sub Lease in respect of the land under aforementioned khata and plot.

Swapna Pandey

For Sanatan Vidya Niketan
Swapna Pandey
Secretary

AND the LESSORS shall does hereby covenant with the LESSEE as under :-

1. That the LESSEE paying the rents hereby reserved and performing the covenants hereby reserved shall and may peaceable possess and enjoy the said scheduled below land for the terms hereby granted without any interruption or disturbance from the LESSOR or any person or persons lawfully claiming by from or under him and the LESSOR shall for the period the demised land due to damage, viz, major or otherwise charge only such rent of the land in serviceable conditions as may be proportionate and reasonable.
2. That the LESSOR shall not enter upon any agreement, lease, sale and conveancing in respect of the land during the term of the lease with another persons or persons at any cost.

PROVIDED ALWAYS that it is expressly agreed that if the rent hereby reserved or any part thereof shall be unpaid by the Lessee on which the same ought to have been paid or in case of breach or non observance of any of the covenants and agreements herein contain on the part of the LESSEE then in either of such cases it shall be lawful for the LESSOR at any time thereafter into and upon the said demised land or any part thereof in the name of the whole to re-enter and the same to have again re-possess and enjoy as of its former estate any thing hereinafter contained to the contrary notwithstanding or at its election it may leave for the LESSEE at or upon the said land 15 days notice in writing to quit the same and upon service of the same and expiration of such notice, howsoever given or sent, the LESSEE shall be deemed to be a tenant whose terms has been duly determined by notice under the Transfer of Property Act.

Surendra Pandey
Secretary
Dor Saman

Surendra Pandey
09/07/24

:: 6 ::

SCHEDULE OF THE LANDS LEASED OUT AND REFERRED

ABOVE

All that piece and parcel of Land situated at Mouza - Jamuari,
P.S. Pithoria, Thana No. 26, District - Ranchi under Revisional Survey

<u>Khata No.</u>	<u>Plot Nos.</u>	<u>Area</u>
10	167	1.40 Acres

(Total Area One Acres Forty Decimals)

Boundary of Area 30 decimals

North : 30 feet wide road
South : R.S. Plot No. 168
East : R.S. Plot No. 167/Part (Rishikul Shaikshanik Sansthan)
West : Village Road

Boundary of Area 110 decimals

North : 30 feet wide road
South : R.S. Plot No. 168
East : R.S. Plot No. 215
West : R.S. Plot No. 167/Part (Rishikul Shaikshanik Sansthan)

For Sanatan Vidyalaya
Swapan Pandey
Secretary
09/07/24

Swapan Pandey
09/07/24

IN WITNESS WHEREOF the said LESSOR and the said LESSEE have here unto signed on the day month and year first hearing above mentioned after fully understanding the contents of this lease.

Witnesses

LESSOR

1. *Pandey*
Vijay Narayan Pandey
Son of late Asharfee Pandey
804-A, Vasundhara Gardens
Harihar Singh Road, Bariatu, Ranchi
834009, Jharkhand
09/07/24

Sweptna Pandey
09/07/24

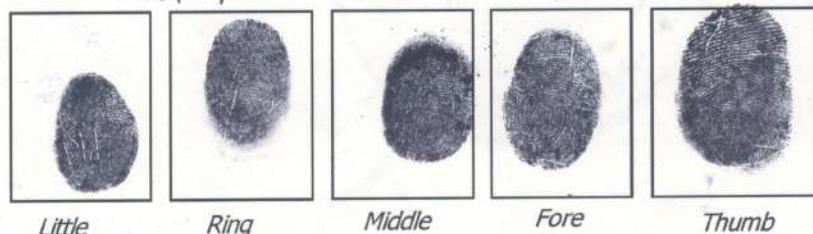


2. *Deepak Rang*
8/0 - Dwarka Rang
At. Pasai, Rewali
Muzoribaz
Jharkhand
09/07/24

SIGNATURE OF THE LESSEE

For Sanatan Vidya Niketai

Sweptna Pandey
09/07/24



Prabhu Dayal Singh
 Advocate
 Civil Court, Ranchi
 Enrol. No. 15792
 P.D. Singh

Certify that the finger prints of the five fingers of the left hand of each persons, whose photograph are affixed in the lease deed have been taken before me.

Typed By : Rizwi Hassan

Drafted By :
 Prabhu Dayal Singh

P.D. Singh

N
E
S
W

VILLAGE - JAMUARI

THANA - KANKE

THANA NO - 26

DIST - RANCHI

R. G. PLOT NO - 167

BUB PLOT NO -

AREA SHOWN IN RED WASH

izen/payment_receipt?uid...

No. : 18

D. : 2

Receipt No. : 0939307017

एकड़ में

समील 0 हेक्टर

भावली

प्रांग नाम	सालाना	वार्षिक बजेट		वार्षिक खर्च		हाल (2023-2024)
		(2023-2024) - (2019-2020)	(2021-2022)	(2021-2022)	(2023-2023)	
माला	(एकड़ी)	1.50	3	1.50	1.50	1.50
मुद्रारौप	(भावली)	0.38	0.76	0.38	0.38	0.38
हेक्टर			1.50	0.75	0.75	0.75
सुन		0.75		0.75	0.75	0.75
मालारकात		0.75	1.50	0.75	0.75	0.75
गोबत		0.60	0.60	0.30	0.30	0.30
				3.68	3.68	3.68

AREA
A - DEC
1 - 40

Sweepio Bandar
09/07/24

For Sanatan
Secretary
Gopal Pandey

लाभार्थी (2024)	फाजिल
1.50	
0.38	
0.75	
0.75	
0.75	
0.30	
0.30	
3.68	



दा : 15-03-2024

यह एक कानूनी दस्तावेज़ है।

यह दस्तावेज़ आधिकारी के द्वारा है।

यह आधिकारी अपूर्णांकित नहीं है।

COPY BY
SKT

दो गज की दूरी का दरकारी छाया दर्शाता है।

Jh XIV- F.No. 180v
 सीद मालगुजारी -
 नाम सर्कल | नाम मौजा मय
 थाना वो थाना नम्बर

कॉके | जेमुआरी | 26 | श्रीमती स्वपना पांडे

V

फरद मलकी / फरद रेयती Page No. : 18
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 2
 वो सकुनत नम्बर। Receipt No. : 0939307017

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
10	167	1 एकड़ 40 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2023-2024)
		तीन वर्ष से ज्यादा (2018-2019) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)	
माल	(नकदी)	1.50	3.00	1.50	1.50	1.50
गुजारी	(भावली)	0.38	0.76	0.38	0.38	0.38
सेस	0.75	1.50	0.75	0.75	0.75
सूद	0.75	1.50	0.75	0.75	0.75
मुतफरकात	0.30	0.60	0.30	0.30	0.30
मीजान		3.68	7.36	3.68	3.68	3.68

तफसील-अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2023-2024)	फाजिल
	तीन वर्ष से ज्यादा (2018-2019) - (2019-2020)	३ रा वर्ष (2020-2021)	२ रा वर्ष (2021-2022)	१ ला वर्ष (2022-2023)		
माल	(नकदी)	3.00	1.50	1.50	1.50	1.50
गुजारी	(भावली)	0.76	0.38	0.38	0.38	
सेस	1.50	0.75	0.75	0.75	
सूद	1.50	0.75	0.75	0.75	
मुतफरकात	0.60	0.30	0.30	0.30	
मीजान अदायकारी		7.36	3.68	3.68	3.68	

(१) मीजान कुल (लपजों में) : Twenty Two Rupees and Eight Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 22.08

तारीख अमला तहसील कुनिन्दा : 15-03-2024

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

ऑनलाइन जाँचा

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



झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग

July 9, 2024

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	18	जिला का नाम	रीँची	अनुमंडल नाम	सदर	अचंत का नाम	कोंक	हलका का नाम	हल्का-06	इस्टेट का नाम	झारखण्ड
मौजा का नाम	जेमुआरी	होल्डिंग संख्या	10 मध्ये	तौजी संख्या	0	थाना नम्बर	26	खाता का प्रकार					
श्रीमती स्पना पांडे, पिता-श्री बिनय कुमार पांडे, जाति-													
खाता नम्बर	प्लॉट संख्या	रकबा		परिवर्तन के लिए प्राधिकार									लगान सेस
10	167	1 ए 40 डि 0 हे		दा. खा. वाद स. 864 आर 27/09-10 के अनुशार जमावादी कायम किया									1.5 2.18
		कुल परिमान	1 ए 40 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
01/09/2012	5139611	2010-11	2012-13	0	1.5	0	0.38	0	0.75	0	0.75	0	0.3
26/9/2014	031729	2014	2015	0	1.5	0	0.38	0	0.75	0	0.75	0	0.3
03-09-2016	1489075145	2015-2016	2016-2017	1.5	1.5	0.38	0.38	0.75	0.75	0.75	0.75	0.3	0.3
11-02-2017	1509643726	2017-2018	2017-2018	0	1.5	0	0.38	0	0.75	0	0.75	0	0.3
03-15-2024	0939307017	2018-2019	2023-2024	7.5	1.5	1.9	0.38	3.75	0.75	3.75	0.75	1.5	0.3

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

Mutation Cases Not Found !!

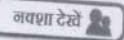
List Of Case Status Details

यह एक कम्प्युटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंवलाधिकारी से संपर्क करें।
प्लॉट का नवशा देखने के लिए प्लॉट नंबर विलक्षण करें।

जापान टेली

BACK

ऑनलाइन जाँचा



झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम

महाराजा प्रताप उदयनाथ शाहीदेव

जिला का राँची
नाम

अचल का कैंके
नाम

रेयत का नाम, अभिभावक का नाम, रिश्ता

गोवा साहु, वल्द - हीरू साहु, , जाति- कसरबानी बनीया, निवासी-
साकीन पिठोरीया व गोवा साहु, वल्द - हीरू साहु, , जाति- कसरबानी
बनीया, निवासी- साकीन पिठोरीया व मोशमात मनकुवर, जोजे-
फकीर साहु, , जाति- कसरबानी बनीया, निवासी- साकीन पिठोरीया

हलका का हल्का-06 मौजा का जेमुआरी
नाम नाम

खाता रैयते
का
प्रकार

खेवट
नम्बर

1

खाता नम्बर 10

थाना का राँची
नाम

थाना नम्बर 26

खाता नम्बर	खेसरा नम्बर	चौहड़ी उत्तर 3 चौहड़ी दक्खिन 4	किस्म जमीन	मिजान्	कृफियत/ अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							(1)	(2)	(3)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
10										
10		जंगल साहु वाचंआड़ी नीज वगैरह	बाग आम टाढ़ दो।	2 (एकड़) 93. (डिसमील) 0	बंकबजे इजमाल आम/59 लकड़ी बकबजे रैयत कुल बकबजे कुल मोजा कतजं/1 कुल हक बकबजे रैयत		0	0	0	कायमी
12		वागआम नीज दोन मोसमात मतरो	वाच 1	1 (एकड़) 0 (डिसमील) 0	बंकबजे इजमाल आम/1 लकड़ी बकबजे मालीककुल बरबजे कुल मौजा		0	0	0	आँनलाइन जाँचा
13		वाचंआड़ी नीज वाचंआड़ी नाज	वाच 1	1 (एकड़) 13 (डिसमील) 0	बंकबजे इजमाल		0	0	0	
16		वाचं आड़ी नीज वगैरह वाचआड़ी	दोन तीन 9	1 (एकड़) 41 (डिसमील) 0	बंकबजे मोशमात मतलोरन		0	0	0	

159	दोन मोशमात मेकी टाङ्ड महथा रजेशवर परसाद	दोन तीन 8	0 (एकड़) 98 (डिसमील) 0	बकबजे इजमाल	0	0	0
163	टाङ्ड रनचीव लोहार टाङ्ड गोवा साहु	टाङ्ड दो ।	0 (एकड़) 88 (डिसमील) 0	बकबजे मोशमात मनरोतन	0	0	0
164	टाङ्ड मोशमात मनरोसन टैंड महथारजेशवर परसाद	टाङ्ड दो ।	0 (एकड़) 86 (डिसमील) 0	बकबजे गोवा साहु	0	0	0
167	टाङ्ड जेठु गहु वगैरह टाङ्ड ¹ गोरखौ साहु	टाङ्ड दो ।	1 (एकड़) 61 (डिसमील) 0	बकबजे मोशमात मनतोरन	0	0	0
173	टाङ्ड जेठु गहु वगैरह टाङ्ड शेख कमाल	टाङ्ड दो ।	1 (एकड़) 98 (डिसमील) 0	बकबजे मोशमात मेकी	0	0	0
183	टाङ्ड जेठु रहु वगैरह टाङ्ड रुगढु गहु वगरह	टाङ्ड दो 2	1 (एकड़) 22 (डिसमील) 0	बकबजे गोवा साहु	0	0	0
209	टाङ्ड शेख जेगा वगैरह टाङ्ड शेख कहबु	टाङ्ड दो ।	0 (एकड़) 43 (डिसमील) 0	बकबजे गोवा साहु	0	0	0
216	टाङ्ड शेख इशुफ वगैरह टाङ्ड शेख रहमान लोहार	टाङ्ड दो ।	0 (एकड़) 54 (डिसमील) 0	बकबजे गोवा साहु	0	0	0
220	दोन जेठु गहु वगैरह टाङ्ड शेख रोपन	दोन तीन 18	1 (एकड़) 54 (डिसमील) 0	बकबजे गोवा साहु	0	0	0
244	दोन मझीहस दोन शाख नवीवक्स वगैरह	दोन दो 12	0 (एकड़) 55 (डिसमील) 0	बकबजे मोशमात मैकी	0	0	0
285	दोन राफत अली दोन शेख महमुद	दोन दो 15	1 (एकड़) 0 (डिसमील) 0	बकबजे गोवा हासु कुलाजवानी जनुशगी बकबजे शेख जांगा वो शेख मांगा धेशशन शेख लीपु कौम मुसलमान शोकीन कोकहरो मोवलीग 120-0-0 सम्बत 1918 इशवी से आवेगा आठ आना	0	0	0



Pre Registration Docket

Date :- 09-07-2024 08:41 pm

Office Name :- SRO - Ranchi
Token No:- 202400085586

Appointment :- 10-Jul-2024 Time:- 10:27

Article	Lease
Pre Registration Date	08-Jul-2024
No. Of Pages	29
Stamp Duty	7200
Paid Stamp Duty	0
Total Fees	₹ 13,420.

Property Id: **1259802**

Valuation No. : 1715835 / 2024	:- 2024-2025	Date : 08-July-2024 22:48:PM
State : Jharkhand	District : Ranchi	Tahsil : Kanke
Land Type : Rural	Corporation :	Village/City : Jamuari
Jamuari Word No 6 - Other Road		-
Volume Number - 2		
Page Number - 18		
Khata Number - 10		
Plot Number - 167		

Property Rates

Commercial Land (Y)

₹92952/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	30 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 30 x 92952=2788560	₹27,88,560/-
A	Total		₹27,88,560/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹27,88,560/-
----------------------------	--------------

Total Amount in Words : Twenty Seven Lakhs Eighty Eight Thousands Six Hundred Rupees Only.

No.: 202400085586

CERTIFICATE

Office of the SRO - Ranchi

This Lease was presented before the registering officer on date **10-Jul-2024** by **SWAPNA PANDEY**, S/O,
D/O, W/O **HARIVANSH PRASAD TRIVEDI** resident of HOUSE NO. 802/A HARIHAR SINGH ROAD NEAR TETAL
TOLI VASUNDHARA GARDEN MORABADI BARIATU RANCHI, RANCHI.
This deed was registered as Document No:- **2024/RAN/6240/BK1/5670** in Book No :- **BK1**, Volume No :- **711**
from Page No :- 229 to 286 at, office of **SRO - Ranchi**

१०८

Registering Officer
Vaishnav Mani Tripathi
DSR, Ranchi

Date:- 10-Jul-2024





SANATAN VIDYA NIKETAN

Sanatan Road, Jamuary, Kanke, Ranchi, Jharkhand - 834 006
Phone : 09576935071

Ref. No. :

Date :

Extract of the minutes of the meeting of the Sanatan Vidya Niketan held on 11.09.2022 at the registered office Jamuary, Kanke Ranchi at 11.30 am.

RESOLVED THAT the consent of the Sanatan Vidya Niketan is be and hereby given to Smt. Swapna Pandey wife of Vinoy Kumar Pandey, Secretary of the Sanatan Vidya Niketan to exercise all such right, power, authorities, duties and discretion to run the Sanatan Vidya Niketan and entered into any agreement, sales, lease, mortgage of the land/properties of the Sanatan Vidya Niketan and purchased the land etc. regarding transaction of the land in place of Secretary Aditi Pandey.

For and on behalf of

For Sanatan Vidya Niketan

Swapna Pandey
Secretary

Smt. Swapna Pandey

(Secretary)

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

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



Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 167/PART (RISHIKUL SHAIKSHANIK SANSTHAN), West: VILLAGE ROAD, South: R.S. PLOT NO. 168/PART, North: 30 FEET WIDE ROAD
Area	Land area : 30.00 Decimal
Other Description of the Property	Pin Code - 834006
Government/Market Value	2788560
Transaction Amount	-

Property Id: **1259810**

Valuation No. : 1715843 / 2024	:- 2024-2025	Date : 08-July-2024 22:50:PM
State : Jharkhand	District : Ranchi	Tahsil : Kanke
Land Type : Rural	Corporation :	Village/City : Jamuari
Jamuari Word No 6 - Other Road		-
Volume Number - 2		
Page Number - 18		
Khata Number - 10		
Plot Number - 167		

Property Rates

Commercial Land (Y)

₹92952/- Decimal

Valuation Rule : Commercial land

Property Details

1	Land area	110 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 110 x 92952=10224720	₹1,02,24,720/-
A	Total		₹1,02,24,720/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹1,02,24,800/-
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Total Amount in Words : One Crore Two Lakh Twenty Four Thousands Eight Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 215, West: R.S. PLOT NO. 167/PART (RISHIKUL SHAIKSHANIK SANSTHAN), South: R.S. PLOT NO. 168, North: 30 FEET WIDE ROAD
Area	Land area : 110.00 Decimal
Other Description of the Property	Pin Code - 834006
Government/Market Value	10224720
Transaction Amount	-

LESSEE	<p>SANATAN VIDYA NIKETAN-Mrs. SWAPNA PANDEY, ,Father/Husband Name HARIVANSH PRASAD TRIVEDI,, Party Category-Company / Colonizer , PAN No.- Date of Incorporation-17-Jul-1964, Permission Case No.- , Aadhaar No. *****0265, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality- RANCHI, Address - HOUSE NO. 802/A HARIHAR SINGH ROAD NEAR TETAL TOLI VASUNDHARA GARDEN MORABADI BARIATU RANCHI, Pin Code-834009</p>
LESSOR	<p>-Mrs. SWAPNA PANDEY, Father/Husband Name HARIVANSH PRASAD TRIVEDI,, Party Category-Individual , PAN No.- Date Of Birth-17-Jul-1964, Permission Case No.- , Aadhaar No. *****0265, Country-India, State Name-Jharkhand, District Name-RANCHI, City/Village/Town Name-RANCHI, Locality- RANCHI, Address - HOUSE NO. 802/A HARIHAR SINGH ROAD NEAR TETAL TOLI VASUNDHARA GARDEN MORABADI BARIATU RANCHI, Pin Code-834009</p>

Witness Information

Mr. DEEPAK RANA , Address - PASAI REWALI HAZARIBAG-,
Father/Husband Name-DWARIKA RANA

Identifier Details

Mr. DEEPAK RANA , Address - PASAI REWALI HAZARIBAG-,
Father/Husband Name-DWARIKA RANA

Fee Rule:Government Original Lease Deed

1	Stamp Duty	7,200
---	------------	-------

1 SP

Total

870

870

Fee Rule:Government Original Lease Deed

1	A1	5,400
2	E	2,000
3	I fee	5,000
4	M(b) Fee	150
Total		12,550

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.

P.D. Singh
Deed Writer / Advocate

For Sanatan Vidya Niketan
Suprabandey
Vendee Special Agent

Sweprabandey
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मारक है जरूरी



Document Registration Summary 1

Date :-10-Jul-2024

- Government/Market Value: ₹13013400/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹7200 /-

Receipt : 1052225

Receipt Date : 10-07-2024

Presenter Name: -

E	₹2000
SP	₹870
I fee	₹5000
M(b) Fee	₹150
A1	₹5400
Stamp Duty	₹7200

Total ₹20620

On Date 10-07-2024 Presented at SRO - Ranchi

Signature of Presenter

Swapna Pandey

SRO - Ranchi

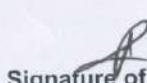
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	7200	7200	0	GRAS	SwapnaPandey	GRN Number : 2403009879 DEPT Transaction Id : 7a2809311214aa1c3d1b Transaction Type :	7200
E	2000	2000	0	GRAS	SwapnaPandey	GRN Number : 2403009933 DEPT Transaction Id : 9b84e56797c6ebbab395 Transaction Type :	2000
SP	870	870	0	GRAS	SwapnaPandey	GRN Number : 2403009933 DEPT Transaction Id : 9b84e56797c6ebbab395 Transaction Type :	870

12:55 PM

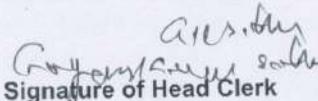
NGDRS : National Generic Document Registration System

I fee	5000	5000	0	GRAS	SwapnaPandey	GRN Number : 2403009933 DEPT Transaction Id : 9b84e56797c6ebbab395 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	SwapnaPandey	GRN Number : 2403009933 DEPT Transaction Id : 9b84e56797c6ebbab395 Transaction Type :	150
A1	5400	5400	0	GRAS	SwapnaPandey	GRN Number : 2403009933 DEPT Transaction Id : 9b84e56797c6ebbab395 Transaction Type :	5400
Sub Total	20620	20620	0				

Article : Lease Number of Pages : 58



Signature of Operator



Swapna Pandey
Signature of Head Clerk



Vaibhav Mani Tripathi
DSR, Ranchi
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 202400085586

Deed Type	Lease
Number of Pages	58
Fee Details	Stamp Duty :- Rs. 7200, E :- Rs. 2000, SP :- Rs. 870, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 5400,
Property No.	1
Valuation Details	Value :- Rs.2788560/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Jamuari Location :- Other Road, Jamuari Word No 6 Property Boundaries :- East: R.S. PLOT NO. 167/PART (RISHIKUL SHAIKSHANIK SANSTHAN), West: VILLAGE ROAD, South: R.S. PLOT NO. 168/PART, North: 30 FEET WIDE ROAD Volume Number - 2Page Number - 18Khata Number - 10Plot Number - 167 Area Of Land :- 30.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.10224720/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Jamuari Location :- Other Road, Jamuari Word No 6 Property Boundaries :- East: R.S. PLOT NO. 215, West: R.S. PLOT NO. 167/PART (RISHIKUL SHAIKSHANIK SANSTHAN), South: R.S. PLOT NO. 168, North: 30 FEET WIDE ROAD Volume Number - 2Page Number - 18Khata Number - 10Plot Number - 167 Area Of Land :- 110.00 Decimal

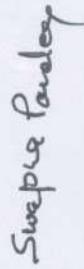
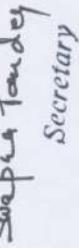
Sh./Smt. **SWAPNA PANDEY** s/o/d/o/w/o **HARIVANSH PRASAD TRIVEDI** has presented the document for registration in this office

today dated :- 10-Jul-2024 Day :- Wednesday Time :- 12:55:48 PM



SWAPNA PANDEY(Individual)

Party Name	Document Type	Document Number
SWAPNA PANDEY	PAN/UID	*****0265

Sr.NO	Party Name and Address	IS PAN Verified?	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SWAPNA PANDEY Address1 - HOUSE NO. 802/A HARIHAR SINGH ROAD NEAR TETAL TOLI VASUNDHARA GARDEN MORABADI BARIATU RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Swapna Pandey Address:- House No- 802/A, Near Tetar Toli, Harihar Singh Road, Vasundhara Garden Morahbadi, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India	LESSOR Age:59		 		
2	SWAPNA PANDEY Address1 - HOUSE NO. 802/A HARIHAR SINGH ROAD NEAR TETAL TOLI VASUNDHARA GARDEN MORABADI BARIATU RANCHI, Address2 - RANCHI , , Jharkhand PAN No.: Permission Case No.-	No	Yes	Swapna Pandey Address:- House No- 802/A, Near Tetar Toli, Harihar Singh Road, Vasundhara Garden Morahbadi, Bariatu, Kanke, Ranchi, 834009, Bariatu, Jharkhand, India	LESSEE Age:		 		<i>for Samatan Vidya Niketan</i> 

Identification:

12:56 PM

NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p>DEEPAK RANA S/o-D/o DWARIKA RANA</p> <p>Address1 - PASAI REWALI HAZARIBAG, Address2 - , Jharkhand</p> <p>PAN No.:</p>			

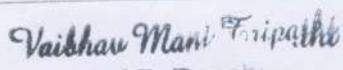
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>DEEPAK RANA</p> <p>Address1 - PASAI REWALI HAZARIBAG, Address2 - , Jharkhand</p>			

Signature of Operator**Seal and Signature of Registering Officer**

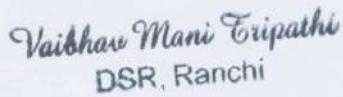
Above signature & thumb impression are affixed in my presence.


DSR, Ranchi

Above mentioned, (SWAPNA PANDEY), has/have admitted the execution before me. He/ She/ They has / have been identified by (DEEPAK RANA) Son/Daughter/Wife of (DWARIKA RANA) resident of (PASAI REWALI HAZARIBAG) and by occupation (Business).

Signature of Registering Officer

Date:- 10-Jul-2024

Seal and Signature of Registering Officer
DSR, Ranchi

6240

5670



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7a2809311214aa1c3d1b

Receipt Date : 09-Jul-2024 02:33:37 pm

Receipt Amount : 7200/-

Amount In Words : Seven Thousand Two Hundred Rupees Only

Token Number : 202400085586

Office Name : SRO - Ranchi

Document Type : Lease

Payee Name : SWAPNA PANDEY (Vendee)

GRN Number : 2403009879



For Office Use :-

रजिस्ट्रेशन अधिनियम 1899 परिवर्तित 4 नियम 21/27
के अधिन मारतीय स्टम्प अधिनियम 1899 की अनुसूची
1 या 1 क सठ ३८५८ II के अधीन यथादत स्टम्प
सहित या रटाम्प शुल्क से नियुक्त या रटाम्प शुल्क
अपेक्षित नहीं।

Vaibhav Mani Tripathi, नियंत्रण पदाधिकारी
DSR, Ranchi
09/07/2024

Swapna Panay
09/07/24

Swapna Panay

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