





# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 243d6b5efb459edfcea9

Receipt Date : 15-Dec-2020 12:34:49 pm

Receipt Amount : 475000/-

Amount In Words : Four Lakh Seventy Five Thousands Rupees  
Only

Token Number : 20200000110718

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : MANISH KUMAR JAISWAL ( Vendee )

GRN Number : 2003250117



For Nirmal Kumar Pradeep Kumar (HUF)

*Nirmal Kumar Pradeep Kumar*

15/12/20 KARTA

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

सम्पत्ति का मूल्य  
2,35,71,430/-

स्वाम्य... 9.12.88... रूपये

15/12/20

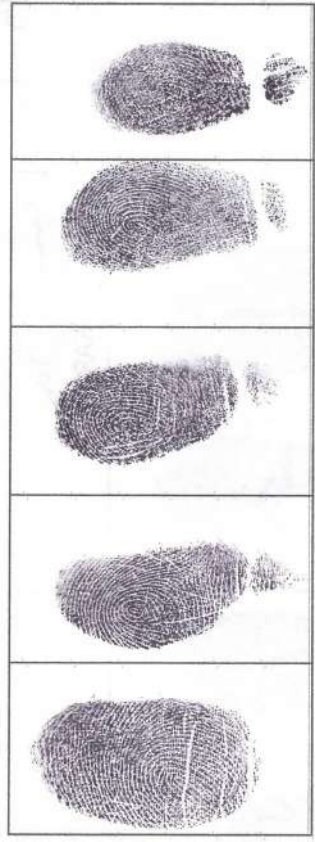
जगदशिका पंजी से मिला...  
मीन का दर/डी...  
जवा मकान का दर/वर्ग फीट...  
वका मकान का दर/वर्ग फीट...  
लैट का दर/वर्ग फीट... 17.78/एक

TDS का प्रति 15/12/20

Signature



Bhaiya Nirmal Kumar Pradeep  
En. No.-4317105



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THIS DEED OF ABSOLUTE SALE is made on this the 15th day of December, 2020 at Ranchi;

BETWEEN

NIRMAL KUMAR PRADEEP KUMAR HUF (PAN: AAAHN6882K) represented through its "KARTA" SRI PRADEEP KUMAR JAIN (Aadhar No.3840 2854 4328) (Mobile No. 98351-50499) (Date of birth 23.11.1959), son of Late Nirmal Kumar Jain and Grandson of Late Tara Chand Jain, by caste Jain, by occupation Business, by faith Jain, resident of Main Road, Ranchi, P.S. Hindipiri, District Ranchi, State of Jharkhand, PIN: 834001, Indian National, (Hereinafter called the VENDOR) of the One Part;

AND

MANISH KUMAR JAISWAL (PAN No. AMZPJ 7990D) (Aadhar No. 8153 3760 5871) (Mobile No. 91223-32222) (date of birth-09.05.1988), son of Sri Sanjay Kumar Jaiswal and grandson of Late Fekan Lal Jaiswal, by caste Kalwar, by occupation Business, by faith Hindu, resident of House No.526, Station Road, Chaibasa, P.S. Sadar, District West Singhbhum-833201, Jharkhand, Indian Citizen (hereinafter called the PURCHASER) of the Other Part;

For Nirmal Kumar Pradeep Kumar (HUF)

Pradeep Kumar Jain  
KARTA 15/12/20

Signature of Manish Kumar Jaiswal  
15/12

भैर मजसुवा प्रतिनित रूप से

खाता... 86... सीट... 178

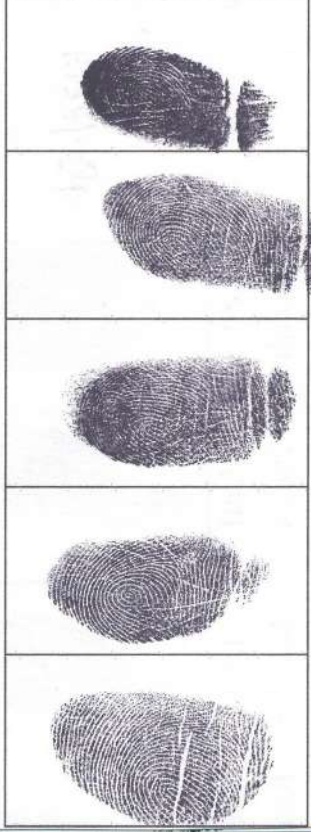
का सिम्बल निम्न दर्जे में प्रकाश

श्रीत प्रमाणित की प्रति प्रैपरा  
द्वारा साबित किया गया कि श्रीत  
वर्णित एन्ट दज नहीं है 15/12

Signature  
Page 2 of 10

For Nirmal Kumar Pradeep Kumar (HUF)

Pradeep Kumar Pradeep  
15/12/20  
KARTA



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Pradeep Kumar Pradeep  
Advocate  
En No-4317103



15.12.20 10:00 AM

Pradeep Pradeep  
It has been decided - Pradeep

Pradeep Pradeep

15.12.20

28/12/20

The terms the 'VENDOR' and the 'PURCHASER' shall, unless repugnant to the context or excluded by these presents mean and include their respective heirs, legal representatives, executors, administrators, successors and assigns;

WHEREAS, the VENDOR is the owner in possession of and is otherwise well and sufficiently entitled to all that piece and parcel of 84 Decimals of land in R.S. Plot No. 1568, under Khata No. 86 with structure at Mouza Morhabadi, Thana no. 192, Pargana Khukhra, located at Booty Road (By Lane), P.S. Bariatu, District Ranchi more fully and particularly described in schedule below having acquired the same by virtue of a registered deed of Sale being Deed No. 1666/1520 dated 21<sup>st</sup> July, 2012 entered in Book No. 1, Volume No. 65 at pages 553 to 668 executed in its favour by the erstwhile owner Ankur Jain son of Sri Narendra Kumar Jain;

AND WHEREAS, earlier the land in R.S. Plot No. 1568 under Khata No. 86, area 1 Acre and 03 Decimals at Mouza Morhabadi, Thana no. 192, Pargana Khukhra, P.S. Ranchi now P.S. Bariatu, District Ranchi is recorded in the R.S. Records of Rights in the name of Madi Munda;

AND WHEREAS, by Registered Deed of Surrender being Deed No.2299 dated 25.03.1944, entered in book no.1, volume no.14, at pages 398 to 399, for the year 1944 of the office of DSR, Ranchi, the said recorded raiyat Madi Munda surrendered to the then landlord, Zamadar Babu Harihar Singh (the then Landlord) the entire 1 Acre and 03 Decimals of land in R.S. Plot No. 1568, under Khata No. 86 at Mouza Morhabadi, Thana No. 192, Pargana Khukhra, P.S. Ranchi now P.S. Bariatu, District Ranchi and put him possession over the same;

AND WHEREAS, the then landlord Babu Harihar Singh entered in possession over the land and on receipt of Salami of Rs. 960/- made a Chhaparbandi Settlement of the land having an area 84 decimals out of 1 acre and 03 decimals of land in favour of Udailal son of Babu Bachhraj vide Registered Deed of Chhaparbandi Settlement being Deed No.3164 dated 29.04.1944 and put him in possession over the same;

AND WHEREAS, the said Udailal alias Udailal Jain son of Babu Bachhraj alias Bachhraj Jain who owned and possessed besides the land aforesaid other properties too in the town of Ranchi;

AND WHEREAS, the aforesaid Udailal Jain son of Bachhraj Jain had a brother named Rai Bahadur Rattanlal Jain who died leaving behind

For Nirmal Kumar Pradeep Kumar (HUF)

*Pradeep Kumar Jain*

KARTA 19/12/20



AND WHEREAS, by virtue of Registered Deed of Partition being Deed No. 9146 dated 20.10.1968, entered in Book no. 1, Volume No. 67 at pages 444 to 487, effected by and between the four brothers (all sons of Rai Bahadur Surajmal Jain), entire Area 84 decimals of land in R.S. Plot No. 1568, under Khata No. 86, Khewat No. 2 at Village Morhabadi, Thana No. 192, Pargana Khukhra, P.S. Ranchi now P. S. Bariatu, District Ranchi amongst other properties at Ranchi and elsewhere, fell in the exclusive share of Tara Chand Jain, who entered in peaceful possession there over;

AND WHEREAS, in the year 1971, Nirmal Kumar Jain, the eldest son of Tara Chand Jain, levied a suit for partition of the joint family (of which Tara Chand Jain was the head) properties against his father Tara Chand Jain, mother Smt. Shanti Devi Jain, and two brothers Narendra Kumar Jain and Sunil Kumar Jain (a minor who was sued through his father and natural guardian Tara Chand Jain. The said suit was registered as Partition Suit No. 122 of 1971 in the Court of Special Sub-ordinate Judge, Ranchi;

AND WHEREAS, Final Decree in terms of compromise dated 01.10.1971 was prepared on 02.11.1971 and signed by the Special Sub-ordinate Judge, Ranchi on 02.12.1971;

AND WHEREAS, in terms of the aforesaid Final Decree, entire Area 84 decimals of land in R.S. Plot No. 1568, under Khata No. 86 Khewat No. 2, at Village Morhabadi, Thana No. 192, Pargana Khukhra, P.S. Ranchi now Bariatu, District Ranchi described as item no. 6 of the Scheduled Property and item no. 2 of Schedule B of the Compromise Petition which forms part of the Final Decree along with other properties located at different places fell in the exclusive share of Smt. Shanti Devi Jain wife Sri Tara Chand Jain, the defendant no. 2 and mother of the Plaintiff and Defendant no. 3 and 4;

AND WHEREAS, after allotment of the properties aforesaid Smt. Shanti Devi Jain came in possession and got entire Area 84 decimals of land in R.S. Plot No. 1568, under Khata No. 86 Khewat No. 2, at Village Morhabadi, Thana No. 192, Pargana Khukhra, P.S. Ranchi now P. S. Bariatu, District Ranchi mutated in her name in Register II in the office of Town Anchal (now Baragain Anchal) Ranchi, vide Mutation Case no. 11 R 27 of 1971-72 and she paid rents (malgujari) to the State in her own name;

For Nirmal Kumar Pradeep Kumar (HUF)

*Pradeep Kumar*  
KARTA 15/12/72

AND WHEREAS, the aforesaid Smt. Shanti Devi Jain, got a building plan sanctioned from R.R.D.A., Ranchi, for construction of her building over the said R.S. Plot No. 1568 of Morhabadi, Ranchi, vide **B.C. Case no. 556 of 1999;**

AND WHEREAS, the aforesaid Smt. Shanti Devi Jain, got two temporary structures of 39' 8" X 11' 1" and 30' 1" X 15' 7" constructed thereover, for stacking building materials which constructions have been assigned, Municipal Holding no. 2022, of Ward No. 9 present Ward No. 10 of Ranchi Municipal Corporation Ranchi;

AND WHEREAS, however, before the construction of the main building as per the sanctioned plan could commence, Smt. Shanti Devi Jain died on 27<sup>th</sup> July, 2006 as such no further construction on the land aforesaid could be undertaken;

AND WHEREAS, aforesaid Smt. Shanti Devi Jain, during her lifetime bequeathed the aforesaid property being 84 decimals of land in R.S. Plot No. 1568, under Khata No. 86, Khewat No. 2, at Village Morhabadi, Thana No. 192, Pargana Khukhra, P.S. Ranchi now P.S. Bariatu, District Ranchi to her grandson Ankur Jain son of Narendra Kumar Jain vide her last WILL and TESTAMENT dated 2<sup>nd</sup> June, 2000;

AND WHEREAS, after the death of his grandmother applied for grant of Probate of her Last WILL and TESTAMENT in the Court of Judicial Commissioner, Ranchi which was registered as Probate Case no. 121 of 2008;

AND WHEREAS, after the WILL dated 02<sup>nd</sup> June, 2000 was proved, the Probate to the same was granted by the transferee Court of Sri Arun Kumar Gupta, Additional Judicial Commissioner No. XVII, Ranchi to the applicant/beneficiary Ankur Jain vide order dated 25<sup>th</sup> June, 2012;

AND WHEREAS, in the circumstances aforesaid Ankur Jain came to hold the aforesaid property as the absolute owner in possession of thereof;

AND WHEREAS, as stated hereinabove the said Ankur Jain sold the aforesaid property to the VENDOR by registered deed of sale being Deed No. 1666/1520, dated 21.07.2012, entered in book no.1, volume no. 65, at pages 553 to 668, for the year 2012 of the office of Sub Registrar, Ranchi Shahri Chhetra-3, Ranchi and put him in possession over the same in the manner stated as aforesaid;

For Nirmal Kumar Pradeep Kumar (HUF)

*Pradeep Kumar*  
KARTA 15/12/20

AND WHEREAS, being in need of money to invest the same elsewhere, and for some other legal necessities, the VENDOR offered to sell and the PURCHASER agreed to purchase free from all encumbrances, charges and liens, Land having an area 33 decimals out of Total Area 84 decimals in R.S. Plot No. 1568, marked as sub plot no.1568/A, under Khata No. 86, Khewat No. 2 with structure bearing Municipal Holding No. 0090000826000A3, ward no.9, present ward no.10 of Ranchi Municipal Corporation, Ranchi at Village Morhabadi, Thana No. 192, Pargana Khukhra, P.S. Ranchi now P. S. Bariatu, District Ranchi more fully described in Schedule and shown in Red Wash in the map annexed as part of this deed for the total consideration of **Rs. 2,35,71,430/- (Rupees Two Crores Thirty Five Lakhs Seventy One Thousand Four Hundred and Thirty)** only and the PURCHASER is also agreed to purchase the same in the said price.

**NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH** that in consideration of the sum of **Rs. 2,35,71,430/- (Rupees Two Crores Thirty Five Lakhs Seventy One Thousand Four Hundred and Thirty)** only paid by the PURCHASER to the VENDOR, as per details given in the **MEMO OF CONSIDERATION** below, receipt of which amount the VENDOR does hereby acknowledge and from payment of which discharges the PURCHASER forever, the VENDOR does hereby convey, transfer, and assign UNTO the PURCHASER free from all encumbrances having an area 33 decimals out of total land area 84 decimals being R.S. Plot No. 1568, marked as sub plot no. 1568/A, under Khata No. 86, Khewat No. 2 with structure bearing holding no. 2022 of ward no. 9, corresponding to new holding no. 0090000826000A3, present ward no.10 of Ranchi Municipal Corporation at Village Morhabadi, Thana.no. 192, Pargana Khukhra, P.S. Ranchi now P. S. Bariatu, District Ranchi more fully described in Schedule and shown in Red Wash in the map annexed as part of this deed **TO HAVE AND TO HOLD** the property hereby conveyed to the PURCHASER absolutely and forever.

AND WHEREAS, the VENDOR has assured the PURCHASER that the property in **SCHEDULE** below is free from all encumbrances, charges, claims and demands and that the VENDOR has not done

For Nirmal Kumar Pradeep Kumar (HUF)

*Pradeep Kumar Jain*  
15/12/20 KARTA

anything whereby the property in Schedule below may be subject to any attachment or lieu of any court or person/s whomsoever.

AND WHEREAS, ALL THE RIGHT, title, interest, property, claim and demand whatsoever of the VENDOR into or upon the said premises hereby conveyed unto the PURCHASER, his heirs, executors, administrators, successors and assigns absolutely and forever, as ordinarily pass on such sale.

AND THE VENDOR does hereby covenant and declare for himself, his heirs, executors, representatives and assigns, that he, the VENDOR, now has good title to convey in the said premises hereby conveyed or expressed to be conveyed unto the PURCHASER, his heirs, executors, administrators, representatives and assigns in the manner aforesaid.

AND THAT THE PURCHASER his heirs, executors, administrators, successors and assigns shall hereafter peaceably hold, use and enjoy the same as his own chattel and property without any hindrance, interruption, claim or demand by or from the VENDOR his heirs, executors, administrators, successors and assigns or any other person whomsoever.

AND THAT THE VENDOR and his heir, legal representatives, executors, administrators, successors and assigns and all the persons claiming under him shall keep the PURCHASER, his heir, legal representatives, executors, administrators, successors and assigns indemnified in respect to title and possession and will, from time to time, upon the request and at the cost of the PURCHASER, his heirs, executors, administrators, successors, legal representatives, and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said premises and every part thereof unto the Purchaser, his heirs, executors, administrators, legal representatives and assigns and placing him and them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

For Nirmal Kumar Pradeep Kumar (HUF)

  
Pradeep Kumar  
KARTHA

**Particulars being furnished in case of building :**

- (I) Whether kutchra or pucca ? - - Kutchra  
(II) If pucca, whether tiled or reinforced concrete ? - Having asbestos roof  
(III) Number of Stories - - ---- Single  
(IV) Area of Construction --- --- 440 sq. ft.  
(V) The year of Construction - - ---- 1999-2000  
(VI) A brief description of nature of sanitary, electrical and other fittings in the building and their quality - Ordinary  
(VII) Area where the building is constructed and its use residential, commercial or industrial. --- ---- Residential  
(VIII) If on rent, its annual rent --- ---- Nil

**Valuation of the property for registration**

Value of 33 decimals of land Rs. 2,19,71,430.00

Value of 440 sq. ft. of structure area Rs. 16,00,000.00

Total Rs. 2,35,71,430.00 ✓

**MEMO OF CONSIDERATION**

<u>Mode</u>	<u>Date</u>	<u>Amount(Rs.)</u>
RTGS	23.11.20	50,00,000.00
RTGS	02.12.20	50,00,000.00
RTGS	02.12.20	50,00,000.00
RTGS	02.12.20	50,00,000.00
RTGS	08.12.20	33,94,644.00
TDS Deposited		<u>1,76,786.00</u>
		<u>Total Rs. 2,35,71,430.00</u> ✓

**SCHEDULE PROPERTY**

**ALL THAT PIECE AND PARCEL OF** Land having an area 33 Decimals out of Total Area 84 decimals of Chapparbadi land being R.S. Plot No. 1568, marked as sub plot no.1568/A, under khata no. 86, khewat no. 2 with structure having constructed area 440 Sq. Ft. bearing holding no. 2022, corresponding to new holding no. 0090000826000A3, in ward no.9, present ward no.10 of Ranchi Municipal Corporation, Ranchi situated at Mouza Morabadi, Thana No. 192, located at Booty Road (By Lane), P.S. Bariatu, District Ranchi, delineated in Red Wash in the map annexed hereto as part of this sale deed and butted and bounded as follows :

For Nirmal Kumar Pradeep Kumar (HUF)

*Pradeep Kumar*  
15/12/2020  
KARTA

NORTH: R.S. Plot no. 1567 then Ranchi-Booty Road  
 SOUTH: R. S. Plot no. 1568/B  
 EAST : Municipal Road  
 WEST: R.S. Plot no. 1565, 1566  
 Landlord:-State Govt. through the Circle Officer, Baragai Anchal,  
 Ranchi, Rent Rs. 50/- p.a.

**CERTIFICATE**

CERTIFIED that the land in schedule above is neither Government land nor has the same been acquired by the Government for Military or non-Military purposes. The land aforesaid has not been donated in BHUDAN. The land aforesaid is outside the forest area and does not belong to B.C.C.L. or E.C.L. CERTIFIED FURTHER that the land in Schedule is not a Tribal land nor it is connected with any Tribal. The land is free from Ceiling and does not belong to any Math, Temple, Mosque or Church.

**IN WITNESS WHEREOF**, the **VENDOR** through its Karta and the **PURCHASER** have put their respective signatures on this Deed of Sale at Ranchi on the date, month and year first above written at Ranchi.

**WITNESSES**

1. *Jai Vardhan Jain* 15/12/20  
**JAI VARDHAN JAIN**  
 S/O PRADEEP KUMAR JAIN  
 MAIN ROAD, RANCHI

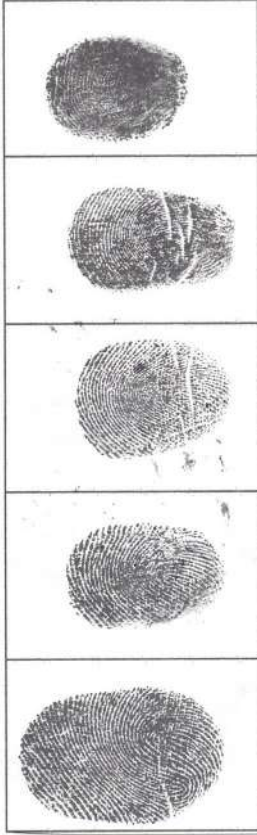
For Nirmal Kumar Pradeep Kumar (HUF)

*Pradeep Kumar Jain*  
 KARTA 15/12/20

**VENDOR**

*M. Jayant* 15/12/20

**PURCHASER**



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*Bhayya Anand Kumar*  
**Bhayya Anand Kumar**

En No.:-  
 Drafted by *Bhayya Anand Kumar*  
**Bhayya Anand Kumar**,  
 Advocate  
 En. No.-4317/05

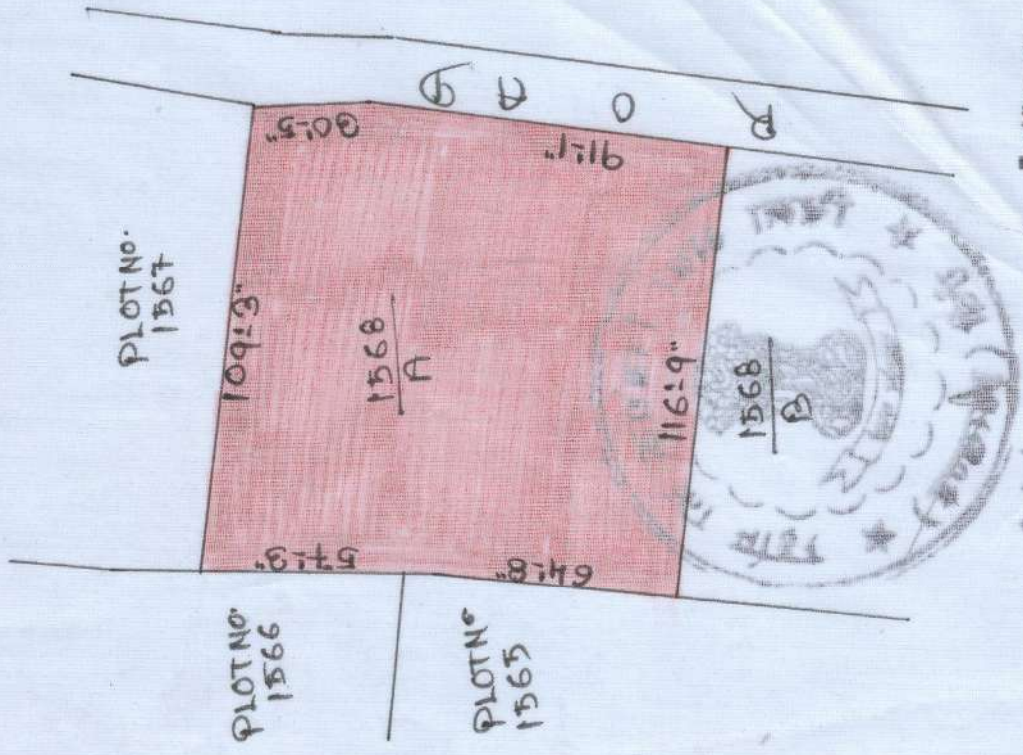
Certified that the fingers print of left hand of each person whose photographs are affixed in this document has been obtained before me.

*Bhayya Anand Kumar*  
**Bhayya Anand Kumar**,  
 Advocate  
 En. No. 10 of 10/05

For Nirmal Kumar Pradeep Kumar (HUF)  
*Pradeep Kumar Jain*  
 KARTA

VILLAGE - MORHAIBEDI  
 THANA - BARIATY  
 THANA NO - 192  
 DIST - RANCHI  
 R.S. PLOTNO - 1568  
 SUB PLOTNO - 1568/A  
 AREA SHOWN IN RED WASH

AREA  
 DEC  
 20-33



*(Signature)*

For Nimal Kumar Pradeep Kumar (HUF)  
 Nimal Kumar Pradeep Kumar  
 KARTA



झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

ज़मीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता								
जमादार वावु हरिहर सिंह		मादी मुन्डा, वल्द-लैदमा मुन्डा, जाति-मुण्डा, निवासी-साकिन देह मोताबिक मो. नं. 67 सन् 1935-36 ई. हसव दफा 85 मोकरर हुआ मो. 5-8-0 पांच रूपैए आठ आना संवत् 1993 साल से अमल में आवेगा तारिख 26.9.1935 द:हाकिम								
जिला का नाम	राँची	हलका का नाम	हल्का-04 मौजा का नाम	मोरहाबादी	खाता नम्बर	रैयती का प्रकार				
खेवट नम्बर	2	खाता नम्बर	86	थाना का नाम	राँची	थाना नम्बर	192			
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किसम जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान	खास शर्त		
(1)	(2)	(3)	(5)	(6)	(8)	(9)	(10)	(11)	(12)	(13)
86	682	दोन फेकुआ मुन्डा दोन ललाडु मुन्डा	दोन एक 13	1 (एकड़) 25 (डिसमील) 0	क्षेत्र		0	0	0	कायमी
1241		टांड वकास्त मालिक टांड शोख शकुर अली	टांड दो 1	0 (एकड़) 56 (डिसमील) 0	वेआइनी वकबजे वनरमोली वल्द दीशान रम्बोली क्कैम रम्बोली साकिन देह राची उपर वझार मुसतहीन वल्द एवज मोव 12-0-0 वारह रूपैया मावानी सन 1923 इस्वी मैआद रुपैया		0	0	0	कायमी
1508		रास्ता परती कदीम शेख लीआकत वोगैरह	परती कदीम 1	0 (एकड़) 4 (डिसमील) 0	करज/2 आम/1 कुलहक वकबजे रैयत		0	0	0	कायमी
1462		अज्ञात अज्ञात	-- 0	0 (एकड़) 3 (डिसमील) 0			0	0	0	कायमी
1568		टांड वकास्त मालीक टांड भौवा उरांव	टांड दो 2	1 (एकड़) 3 (डिसमील) 0			0	0	0	कायमी
1643		टांड याकुव किरिस्तान परतीकदीम नीज	दोन तीन 1	0 (एकड़) 9 (डिसमील) 0			0	0	0	कायमी



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी म प्रति

December 14, 2020

भाग वर्तमान	20	पृष्ठ संख्या	6
जिला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	मोरहाबादी	होलिंग संख्या	86 मधे
		हलका का नाम	हलका-04
		हलका का नाम	192
		बड़गाई	खाता का प्रकार
		0	झारखण्ड
			रेयती
श्री प्रदीप कुं0 जैन, पिता-स्व0 निर्मल कुं0 जैन, जाति- -----			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार
86	1588	0 कठB4 डि 0 हे	दा० खा० वाद सं 3358R27/14-15 243 /III
		0 कठB4 डि 0 हे	
तारीख	प्राप्ति पत्र संख्या	लागत बकाया	साथि सेस साल
14/10/2014	074060	0	0
10-13-2020	0663177661	80	80
		2013-15	2020-2021
		0	560
		20	20
		0	140
		0	280
		0	40
		0	280
		0	40
		0	112
		0	16
		0	16
		80	116

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

List Of Case Status Details

अपडेट

BACK

यह एक कम्प्यूटर जनित प्रति  
यह पत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर मिलक करे

अनिल कुमार जी



# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. **OLP913092019074955**

Department / Section : Revenue Section

Account Description : Holding Tax & Others

Date : 13-09-2019

Ward No : 9

New Ward No. : 10

Holding No : 2022

New Holding No : 0090000826000A3

Received From Shri / Smt. **M/S NIRMAL KUMAR PRADEEP KUMAR HUF THRU. ITS KARTA MR.PRADEEP KUMAR JAIN C/O S/O- LATE NIRMAL KUMAR JAIN**

Address : **BAXI COMPOUND BARIATU RANCHI**

A Sum of Rs. 925.00 (in words) **Nine Hundred Twenty Five Rupees Only** towards **Holding Tax & Others** vide Cash/Cheque/DD/Online/Bankers Cheque No. **HT1568404053653**

Dated **13-09-2019** Drawn on **1799453696** 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	2019-2020 I - 2019-2020 IV	966.00
1100200A	Water Tax Arrear		
1100200C	Water Tax Current	2019-2020 I - 2019-2020 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear		
1100400C	Conservancy Tax / Latrine Tax Current	2019-2020 I - 2019-2020 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2019-2020 I - 2019-2020 IV	0.00
1105203	Health Cess	2019-2020 I - 2019-2020 IV	0.00
1716002	Interest on Holding Tax Receivable		7.24
	<b>Total</b>		<b>973.00</b>
	<b>Rebate on Current Demand</b>		<b>48.30</b>
	<b>Amount Received</b>		<b>925.00</b>

For Details Please Visit : [www.ranchimunicipal.com](http://www.ranchimunicipal.com)  
OR Call us at 18008904115 OR 0651-3500700

In Association with  
Sri Publication & Stationers Pvt. Ltd.

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

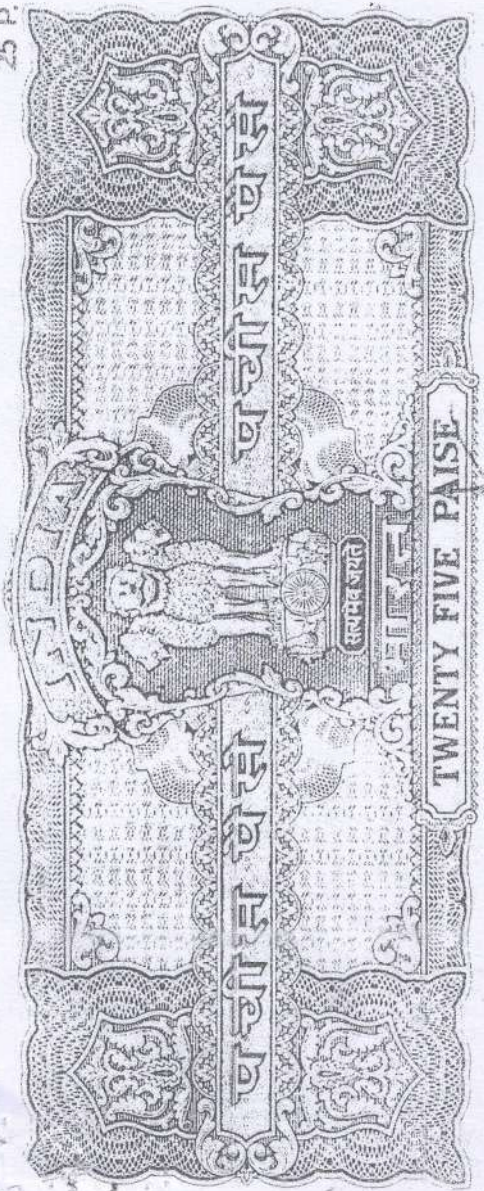


सिद्धि

5567  
913

सन्धी प्रीतिका  
सिद्धि: सन्धी गोन्धी  
11-3-94

नाम: मोरारि: साधी मुन्डा रावड खिरा मुन्डा। मुन्डा वधा जात मुन्डा  
 थि सा रेवती सा- मोरहा वार्दी प्र. हुतकरा पात्र के जिला रान्धि  
 नाम मोरारि खडे हे। जमादार काडु वरीहर सीध वना होमादार  
 काडु रान्डीत सीध मुन्डा वधा जाल वतरी प्रेक्षा सीधो  
 वतरी या वो सालीक मोन्डी मोरहा वार्दी वीने 25 प्र.  
 रकरडा पात्रा जिला नोन्धी - - -  
 रिस्ती मरुली: इस्लीपा जिसेके पखे दो-कोई  
 ककुलीपन नही रहे मन्डा उजादी 146 नो डाना  
 ही पाई कम हीगा रवाला राजा से कुका नो  
 वधी वरल हे वसे मुन्डी जमीन्दार इमलीका करे हे  
 रापसीक जमित: सवाजो 9-03 एक खकड नीर डीसुमैर  
 जमीन राड एकरीपन काहेली देयती बाडे सीज  
 मोरहा वार्दी प्र. 2525। धार वी जिला रांची मोर  
 नाम 9562 मुन्डा के मन्डा वधी वी डिसरीक  
 रानी 2702 वी राव रजीमरार सी नो नोन्धी-  
 थाला - पलेत नस नामजोत की-ए-डी  
 न. 9562 - ररज 273 - 2-9-03  
 आगे सन सीकीरान सीन मुमली काह न देयती अपते  
 के जमीन मुन्डा वीकेर पाला जो राव व दे सिधा हे



प्रेदा नही होता है वो (सही चादी मुद्रा इस लीफ्ट  
 लीफ्ट दीका की सही का राजनारथगुप्ता २४-३-४४  
 इस ही रामनारायण प्रभाय सीनीर हमारे सामने रख  
 कर नोकरानो कना पिया ० नी चादी मुद्रा लीफ  
 गानी वास नरचैन निकली शा आर सत्व सी  
 शौचो रुच हरी का खाग ला २५-३-४४-३-सी ४५  
 केव नारायण शा रोजी का रक्षण ता २५-३-४५  
 का श्री नीर जगत डीड सी लदी कर सकल है  
 नरु वाकसे मन सी नीर जमीन मुलजी की को  
 अपने रकुची रे इस लीफा कर पीने है प्यारी से  
 की नीर अवेड मालीन मोसुफ में डरक वाटसान आर  
 श्रीकामभाने जमीन मुलजी करे वाला की अपने लफ  
 जोन में रवे द्या जीव के साथ पहि हसय खादी म के  
 पारहेदा अपने जेसा रहे नोप वदन करे अब मनमी नीर  
 रया कार सान कठिना मोकामी आन मन मोकरी  
 की जमीन इस लीफा से नवे इलाका सेरी कार ल  
 के पानी किली तरह का वाकी न रहा लो न आर न  
 हीगा इत वाकसे मन मोकरी अपने रकुची से हस  
 लीफा हजा बिया के वजन पर काम आवे ला  
 २५-३-४५-४- लारीय पचीस माह मारच सन  
 इनील से चौवालीन इरते १२ सही मादी मुद्रा  
 का समनरातेन प्रसाद कालीव बीग का हसम नराय  
 प्रसाद शा रोजी सजक न पंडर सुनादीया को  
 स प्रभा दीया - - -

मिस्टर अरि शास्त्री कलकत्ता ३४४  
आ-रवा ता २५ ३-४४

Sd. M. Shukla  
RO 25-3-44

Execution is a document by Mr. Shukla Preliminary  
Identified by Lakshminarayana son of Bhatta Murthy of the same  
place caste & profession

दस्तावेज का-किया अली ता. २५-३-४४  
FIR 5455

दही लाल्य कृष्णा का किया अली ता २५-३-४४ है अही  
किया अली प्रकृत का पदचोत करि सागने कलकत्ता ३४४  
नि सानी वना रमा का खाल २५-३-४४ है

Sd M Shukla FIR 5456  
No 25-3-44

Registration

Book no I  
Vol no 14  
Page 398-399  
Page no 2799

Copy of  
in Shree-anandaram  
S-4-44

for the year 1944

Sd J. N. Laha  
Registration officer  
S-4-44

Mr. Bagchi  
MC S-4-44

Copy sent to  
Sd. B. K. Datta  
and close  
S-4-44

Copy of Receipt  
Ad. with  
11-3-44 11-3-44  
Sd. \_\_\_\_\_  
11-3-44











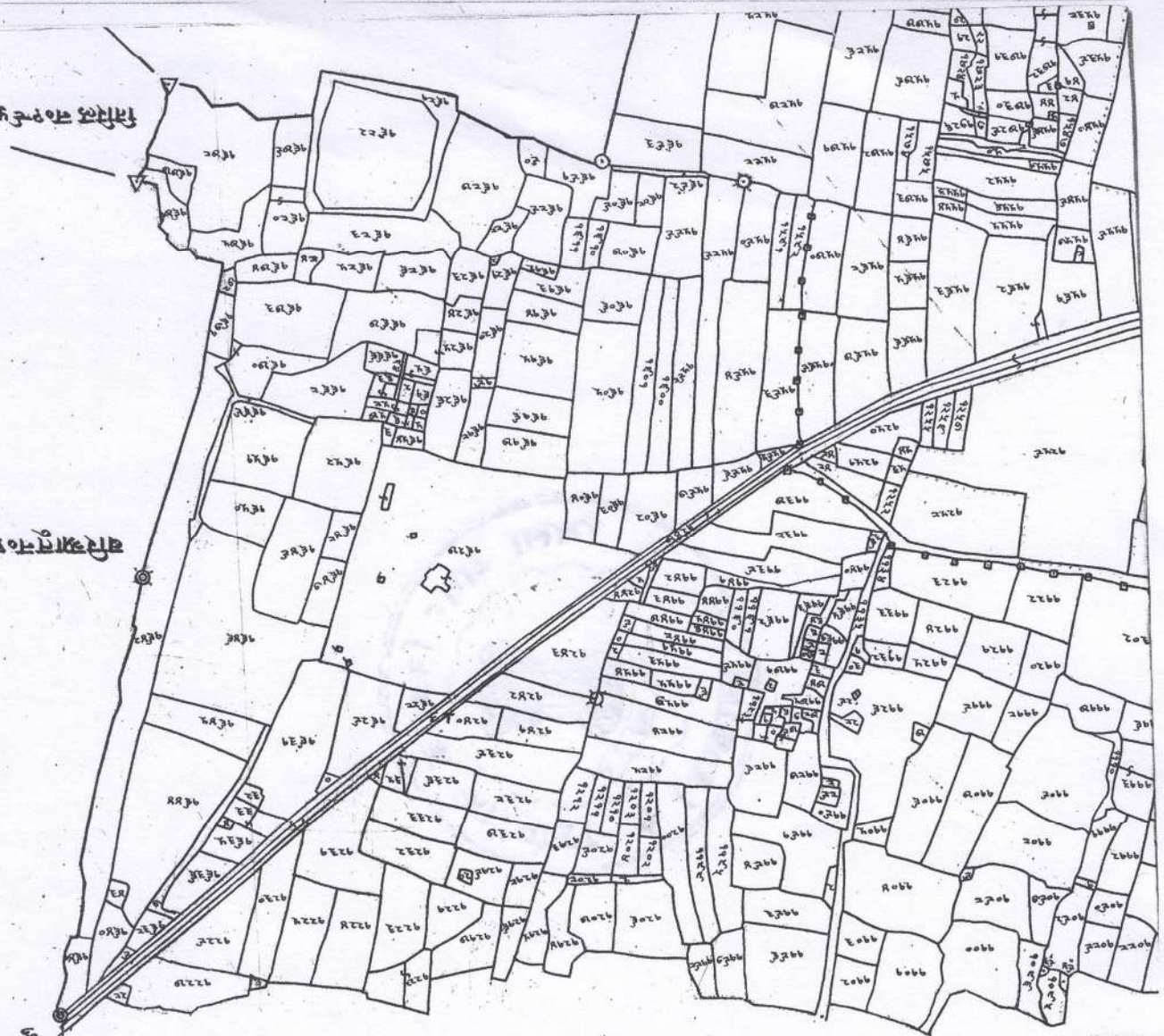


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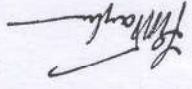
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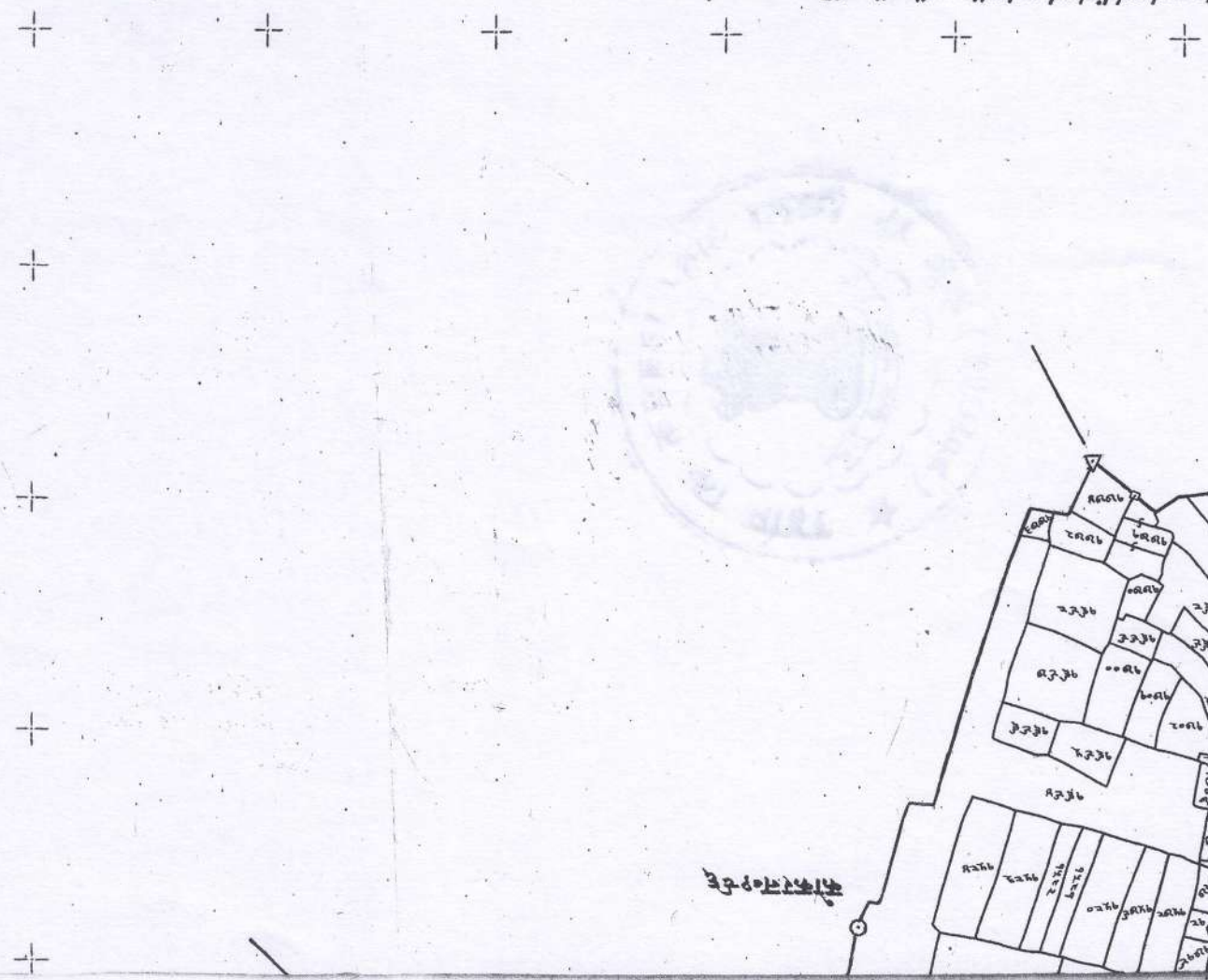
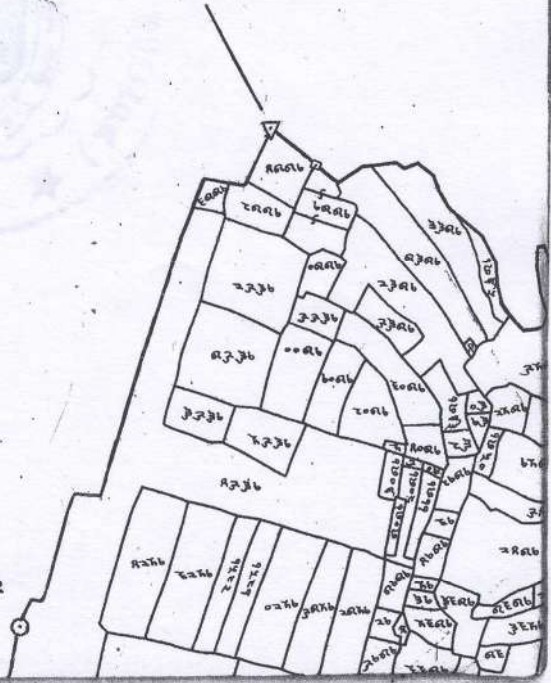


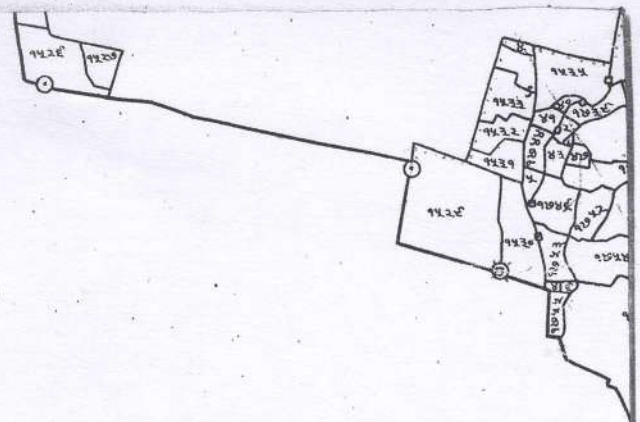
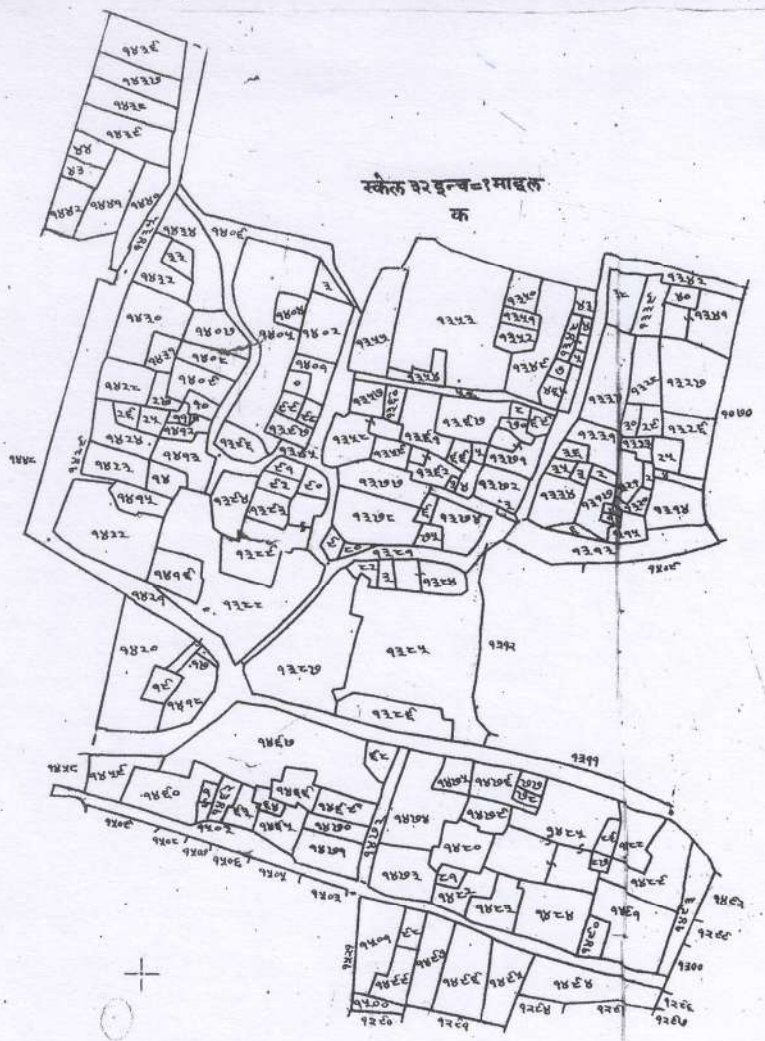
Made and published under the authority of Government.

Superintendent of Survey.



சென்னை

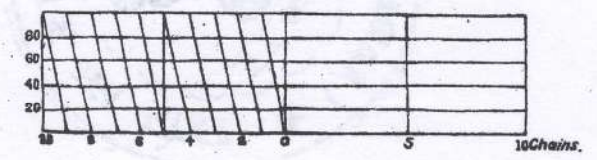




11/10/10 1000 1972-73



Scale 1/6 inches = 1 Mile.





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



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 2017/60054/16939

Pradeep Kumar Jain (प्रदीप कुमार जैन)

C/O: Nirmal Kumar Jain, MAIN ROAD, OPPOSIT  
ROSPA TOWER, Ranchi G.P.O., Ranchi,  
Jharkhand - 834001

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

आपका आधार क्रमांक/ Your Aadhaar No.:

**3840 2854 4328**



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार-आम आदमी का अधिकार

1800 300 1947  
1947  
help@uidai.gov.in  
www.uidai.gov.in

Validity unknown  
Digitally signed by Pradeep Bhardwaj  
Date: 2014.01.31 17:38:13 IST

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहाय्य होगी.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



प्रदीप कुमार जैन  
Pradeep Kumar Jain  
जन्म तिथि/ DOB: 23/11/1959  
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
C/O: निर्मल कुमार जैन, मेन  
रोड, रोस्पा टावर के सामने,  
रांची जि.पि.ओ., राँची,  
झारखण्ड - 834001

Address:  
C/O: Nirmal Kumar Jain, MAIN  
ROAD, OPPOSIT ROSPA TOWER,  
Ranchi G.P.O., Ranchi,  
Jharkhand - 834001

3840 2854 4328

3840 2854 4328

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
AAAHN6882K

नाम / NAME

NIRMAL KUMAR PRADEEP KUMAR

प्राप्ति, अर्पण की तिथि / DATE OF INCORPORATION/FORMATION

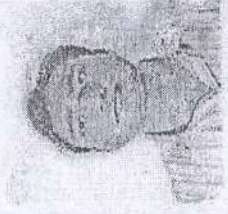
ANCESTRAL

सूचना अधिकारी, रांची

COMMISSIONER OF INCOME TAX, RANCHI



भारत सरकार  
GOVERNMENT OF INDIA



मनीष कुमार जैसवाल  
Manish Kumar Jaiswal

जन्म तिथि DOB: 09/05/1988  
पुरुष / MALE



8153 3760 5871

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: संजय कुमार जैसवाल,  
हाउस न-528, स्टेशन रोड,  
चाईबासा, पश्चिमी सिंहभूम,  
झारखण्ड - 833201

Address:  
S/O: Sanjay Kumar Jaiswal, HOUSE  
NO-528, STATION ROAD, Chaibasa,  
West Singhbhum,  
Jharkhand - 833201

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग  
INCOME TAX DEPARTMENT

MANISH KUMAR JAISWAL  
SANJAY KUMAR JAISWAL  
09/05/1988

Permanent Account Number

AMZPJ7990D

*Manish*  
Signature

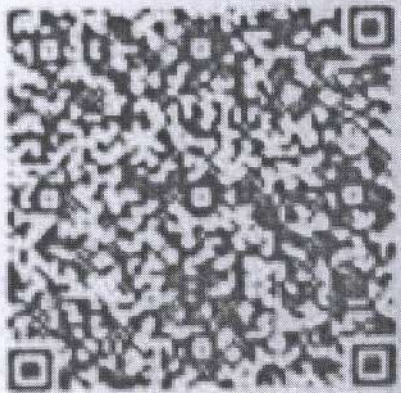


भारत सरकार  
GOVT. OF INDIA



આધાર - આજ આરંભી કા આધાર

8980 1653 6277



Gender: Male

DOB: 17-02-1988

Jai Vardhan Jain

જય વર્ધન જી



GOVERNMENT OF INDIA

भारत सरकार

Taxpayer's Counterfoil

Name of the Assessee

MANXXX XUMAR JAISWAL

PAN

A M Z P J 7 9 9 0 D

Major Head

0021 - INCOME-TAX (OTHER THAN COMPANIES)

Minor Head

800 - TDS on Sale of Property

23571430  
11122020  
AAAHN6882K  
AH4941392  
WEST SINGHBHUM

Description of Tax	Amount in Rupees
Basic Tax	176,786.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
<b>TOTAL</b>	<b>176,786.00</b>

HDFC BANK LIMITED

Challan No 280  
BSR Code 0510308  
Date of Receipt 11/12/2020  
Challan Serial No 18216  
Assessment Year 2021-22  
Bank Reference 18216  
Drawn On HDFC Bank Netbanking

Rupees (In words)

INR ONE LAKH(S) SEVENTY SIX THOUSAND SEVEN HUNDRED EIGHTY SIX ONLY

CIN

05103081122018216

Debit Account No.

01502560005490

Payment Realization Date

11/12/2020 13:25:30

Please Save a copy of this Acknowledgement Receipt for your future reference.

# Form 26QB

Your E-tax Acknowledgement Number is **AH4941392**

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

Tax Applicable	0021	Assessment Year	2021-22
Minor Head Code	800	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AMZPJ7990D	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AAAHN6882K
Full Name (Masked) of the Transferee	MANXXX XUMAR JAISWAL	Full Name (Masked) of the Transferor	NIRXXX XUMAR PRADEEP KUMAR
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Hindu Undivided Family
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

## Complete Address of the Property Transferee

### Property Transferee

Name of premises/Building/ VillageHOUSE NO -526  
 Flat/Door/Block No. STATION ROAD  
 Road/Street/Lane CHAIBASA  
 City/District WEST SINGHBHUM  
 State JHARKHAND  
 Pin Code 833201  
 Email ID manijaiswal@gmail.com

## Complete Address of the Property Transferor

### Property Transferor

Name of premises/Building/ VillageMAIN ROAD  
 Flat/Door/Block No. OPPOSITE ROSPA TOWER  
 Road/Street/Lane  
 City/District RANCHI  
 State JHARKHAND  
 Pin Code 834001  
 Email ID

Mobile No.

Mobile No.

Date of Agreement/Booking 23/11/2020

Whether more than one  
Transferee/Buyer Yes

Date of Payment/Credit 11/12/2020

Whether more than one  
Transferor/Seller No

Date of Tax Deduction 11/12/2020

Payment Type Lumpsum

## Complete Address of the Prop

## erty Transferred

Type of Property Land  
 Name of premises/Building/ Village PLOT NO-1568, KHATA NO-86  
 Flat/Door/Block No.  
 Road/Street/Lane BUTI ROAD, BARIATU  
 City/District RANCHI  
 State JHARKHAND  
 Pin Code 834009

## Tax Deposit D

## etails

Rate of TDS (in %) 0.75  
 Total Amount Paid/Credited 23571430  
 TDS Amount to be paid 176786  
 Interest 0  
 Fee 0  
 Total payment 176786.00 ✓  
 Value in words One Lakhs Seventy Six Thousand Se  
 ven Hundred and Eighty Six Rupees  
 and paise

Total Value of Consideration (Property Value) 23571430

Mode of Payment Online (Net-Banking)

Bank Name HDFC Bank

**Note**

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



## Pre Registration Docket

Date :- 14-12-2020 06:10 pm

Office Name :- SRO - Ranchi  
Token No:- 20200000110718

Appointment :- 15-Dec-2020 Time:- 11:18

Article	Sale Deed
Pre Registration Date	14-Dec-2020
No. Of Pages	36
Stamp Duty	942858
Paid Stamp Duty	0
Total Fees	₹ 7,15,377.

Property Id: **438301**

<b>Valuation No. :</b> 582503 / 2020	<b>:-</b> 2020-2021	<b>User Id :</b> 13178	<b>Date :</b> 14-December-2020 18:36:PM
<b>State :</b> Jharkhand	<b>District :</b> Ranchi		
<b>Land Type :</b> Urban <input checked="" type="checkbox"/>	<b>Corporation :</b> Ranchi Municipal Corporation Morabadi		
<b>Morabadi Word No</b> 9 - Other Road	<b>Tahsil :</b> Baragai		
<b>Ward Number</b> - 9	<b>Village/City :</b> Morabadi		
<b>Holding Number</b> - 0090000826000A3			
<b>Khata Number</b> - 86			
<b>Plot Number</b> - 1568			
<b>Volume Number</b> - 20			
<b>Page Number</b> - 6			
<b>Construction Type :</b> KACHHA <input checked="" type="checkbox"/>			
<b>Property Rates</b>			
<b>Residential construction (N)</b>			
₹1778/- Square Feet			
<b>Valuation Rule :</b> Residential Construction			
<b>Property Details</b>			
1	Land area		33 Decimal
2	Area of Constructed Property		440 Square Feet
3	Have Depreciation certificate		No
4	Age		0 to 10 Years
5	Certificate number		
6	Residential Usage Type		House
7	GST NUMBER		
8	Builder Name		

9	Builder Address		
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 33 x 269258=8885514	₹88,85,514/-
2	Constructed Property Valuation	1. 440 x 1778=782320	₹7,82,320/-
<b>A</b>	<b>Total</b>		₹96,67,834/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			₹96,67,900/-
<b>Total Amount in Words : Ninety Six Lakhs Sixty Seven Thousands Nine Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: MUNICIPAL ROAD, West: RS PLOT NO. 1565, 1566, South: RS PLOT NO. 1568/B, North: RS PLOT NO. 1567 THEN RANCHI BOOTY ROAD
Area	Land area : 33.00 Decimal, Area of Constructed Property : 440.00 Square Feet, Have Depreciation certificate : No , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 834009, Building Name - OLD HOUSE
Government/Market Value	9667834
Transaction Amount	23571430

SELLER	<b>-Mr. NIRMAL KUMAR PRADEEP KUMAR HUF THRO ITS KARTA PRADEEP KUMAR JAIN, Address - MAIN ROAD RANCHI- ,Father/Husband Name LATE NIRMAL KUMAR JAIN , PAN No.- *****882K,Permission Case No.- , Aadhaar No. *****4328</b>
PURCHASER	<b>-Mr. MANISH KUMAR JAISWAL, Address - STATION ROAD CHAIBASA SADAR WEST SINGHBHUM- ,Father/Husband Name SANJAY KUMAR JAISWAL , PAN No.- *****990D,Permission Case No.- , Aadhaar No. *****5871</b>

Witness Information	<b>Mr. JAI VARDHAN JAIN , Address - MAIN ROAD RANCHI- , Father/Husband Name-PRADEEP KUMAR JAIN</b>
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Identifier Details	<b>Mr. JAI VARDHAN JAIN , Address - MAIN ROAD RANCHI- , Father/Husband Name-PRADEEP KUMAR JAIN</b>
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Property Id:438301	
<b>Fee Rule:Sale Deed</b>	
1	Stamp Duty
	9,42,858

1	SP	1,080
<b>Total</b>		<b>1,080</b>
Property Id:438301		
<b>Fee Rule:Sale Deed</b>		
1	M(b) Fee	150
2	I fee	5,000
3	PR	1
4	LL	3
5	E	2,000
6	A1	7,07,143
<b>Total</b>		<b>7,14,297</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.

*[Signature]*

**Deed Writer / Advocate**

*[Signature]*

**Vendee / Claimant**

*[Signature]*

**Vendor / Executant**





# Document Registration Summary 1

Date :-15-Dec-2020

- Government/Market Value: ₹9667900/-
- Transaction Amount: ₹23571430 /-
- Paid Stamp Duty: ₹942858 /-

**Receipt : 407668**  
**Receipt Date : 15-12-2020**  
**Presenter Name: -**

E	₹2000
PR	₹1
SP	₹1080
I fee	₹5000
M(b) Fee	₹150
LL	₹3
A1	₹707143
<b>Stamp Duty</b>	<b>₹942858</b>

On Date 15-12-2020 Presented at SRO - Ranchi  
 Signature of Presenter

SRO - Ranchi

*Manish Kumar Jaiswal*

**Total** ₹1658235

Payment Head	Amount To Be paid	Paid Amount	Balance Payment Amount Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	942858	942858	0	ManishKumarJaiswal	GRN Number : 2003250117 DEPT Transaction Id : 243d6b5efb459edfcea9 Transaction Type :	475000
				ManishKumarJaiswal	GRN Number : 2003250327 DEPT Transaction Id : 0f4ec433a7d5efd8f080 Transaction Type :	467858

E	2000	2000	0	GRAS	ManishKumarJaiswal	GRN Number : 2003251500 DEPT Transaction Id : 602442fcf24264e14c1d Transaction Type :	2000
PR	1	1	0	GRAS	ManishKumarJaiswal	GRN Number : 2003251500 DEPT Transaction Id : 602442fcf24264e14c1d Transaction Type :	1
SP	1080	1080	0	GRAS	ManishKumarJaiswal	GRN Number : 2003251500 DEPT Transaction Id : 602442fcf24264e14c1d Transaction Type :	1080
I fee	5000	5000	0	GRAS	ManishKumarJaiswal	GRN Number : 2003251500 DEPT Transaction Id : 602442fcf24264e14c1d Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	ManishKumarJaiswal	GRN Number : 2003251500 DEPT Transaction Id : 602442fcf24264e14c1d Transaction Type :	150
A1	707143	707143	0	GRAS	ManishKumarJaiswal	GRN Number : 2003250575 DEPT Transaction Id : 40e18e4ab243e62618e5 Transaction Type :	315374
				GRAS	ManishKumarJaiswal	GRN Number : 2003251500 DEPT Transaction Id : 602442fcf24264e14c1d Transaction Type :	391769

LL	3	3	0	GRAS	ManishKumarJaiswal	GRN Number : 2003250575 DEPT Transaction Id : 40e18e4ab243e62618e5 Transaction Type :	3
Sub Total	1658235	1658235	0				

Article : Sale Deed Number of Pages : 72

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





### OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20200000110718

Deed Type	Sale Deed
Number of Pages	72
Fee Details	Stamp Duty :- Rs. 942858, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1080, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 707143, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.9667834/- ,Transaction Amount :- Rs.23571430/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Morabadi Location :- Other Road, Morabadi Word No 9 Property Boundaries :- East: MUNICIPAL ROAD, West: RS PLOT NO. 1565, 1566, South: RS PLOT NO. 1568/B, North: RS PLOT NO. 1567 THEN RANCHI BOOTY ROAD Holding Number - 0090000826000A3Volume Number - 20Page Number - 6Ward Number - 9Khata Number - 86Plot Number - 1568 Area Of Land :- 33.00 Decimal 440.00 Square Feet







Sh./Smt.NIRMAL KUMAR PRADEEP KUMAR HUF THRO ITS KARTA  
PRADEEP KUMAR JAIN s/o/d/o/w/o LATE NIRMAL KUMAR JAIN has  
presented the document for registration in this office  
today dated :- 15-Dec-2020 Day :- Tuesday Time :- 16:54:13 PM






NIRMAL KUMAR PRADEEP  
KUMAR HUF THRO ITS KARTA  
PRADEEP KUMAR  
JAIN(Individual)

Party Name	Document Type	Document Number
NIRMAL KUMAR PRADEEP KUMAR HUF THRO ITS KARTA PRADEEP KUMAR JAIN	PAN/UID	AAAHN6882K

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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	NIRMAL KUMAR PRADEEP KUMAR HUF THRO ITS KARTA PRADEEP KUMAR JAIN Address1 - MAIN ROAD RANCHI, Address2 - ... Jharkhand PAN No.: AAAHN6882K, Permission Case No.-	Yes	Pradeep Kumar Jain Address:-, OPPOSIT ROSPA TOWER, MAIN ROAD,, Ranchi G.P.O.,, Ranchi, 834001,, Jharkhand, India		SELLER Age:61			
2	MANISH KUMAR JAISWAL Address1 - STATION ROAD CHAIBASA SADAR WEST SINGHBHUM, Address2 - ... Jharkhand PAN No.: AMZPJ7990D, Permission Case No.-	Yes	Manish Kumar Jaiswal Address:-, HOUSE NO-526,, STATION ROAD, Chaibasa,, West Singhbhum, 833201,, Jharkhand, India		PURCHASER Age:32			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	JAI VARDHAN JAIN S/o-D/o PRADEEP KUMAR JAIN Address1 - MAIN ROAD 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	JAI VARDHAN JAIN Address1 - MAIN ROAD RANCHI, Address2 - ... Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( NIRMAL KUMAR PRADEEP KUMAR HUF THRO ITS KARTA PRADEEP KUMAR JAIN), has/have admitted the execution before me. He/ She/ They has / have been identified by (JAI VARDHAN JAIN) Son/Daughter/Wife of (PRADEEP KUMAR JAIN) resident of (MAIN ROAD RANCHI) and by occupation (Business).

Signature of Registering Officer

Date:- 15-Dec-2020

Seal and Signature of Registering Officer



Token No.: 20200000110718

## CERTIFICATE

### Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **28-Dec-2020** by **NIRMAL KUMAR PRADEEP KUMAR HUF THRO ITS KARTA PRADEEP KUMAR JAIN, S/O, D/O, W/O LATE NIRMAL KUMAR JAIN** resident of MAIN ROAD RANCHI ,.

This deed was registered as Document No:- **2020/RAN/8081/BK1/7372** in Book No :- **BK1**, Volume No :- 986 from Page No :- 253 to 324 at, office of **SRO - Ranchi**

Date:- **28-Dec-2020**

  
Registering Officer

