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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 906f1249ade4ed2d81a2

Receipt Date : 18-Mar-2021 10:31:15 am

Receipt Amount : 424000/-

Amount In Words : Four Lakh Twenty Four Thousands Rupees Only

Token Number : 20210000036225

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : SHANTI HARI REALTY PVT LTD THRO ITS DIRECTOR UDAY SHANKAR ( Vendee )

GRN Number : 2105070490



शान्ती हरी

18/03/2021

Amid Gupta .

नन्दकिशोर शर्मा

श्री गारा मसौदा

शान्ती हरी

बिना 6500321

18/3/21

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।



Id bgn  
with  
Adv

(9 का 450037)

18/3 सम्पत्ति का मूल्य  
1,06,00,000/-

स्टाम्प... 4,24,000/- रुपये

हस्ताक्षर 18/3/21

USU 0162

297268/-

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गैर मजबूत प्रमाणित सूचि से  
खाता... 1.26... सीट... 705/1984  
का मिलान किया दर्ज नहीं पाया

18/3



LEFT THUMB

LEFT INDEX

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THIS DEED OF ABSOLUTE SALE is made this the 18 day of MARCH, 2021, (Two Thousand and Twenty One), A.D.;

BETWEEN

(1) VIKAS PRASAD GUPTA (PAN AOQPG 1217B) (UID No. 919549610960) (Mobile No. 79924 35616), son of Late Om

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18/03/2021

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Vikas Pa Gupta

Gate no. 104, Vikas Colony

Harjeen Colony Ranchi

Business

18/03/2021



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(VENDOR No. 2)



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(VENDOR No.3)

(व का ५ २० २६ २७)

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नन्दकिशोर नन्द सानी हकी  
18/3/21

Amit Gupta

18/03/2021 ————— 10 (0)

Nikas Pvt Group

Gate Om Prakash Group

Haranjan Colony Ranchi

Business



18/03/2021





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LEFT THUMB

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(VENDOR No.4)



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LEFT THUMB

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(VENDOR No. 5)

*(अधिकाधिक)*

*अधिकाधिक अधिकाधिक सोनी दवा*

*18/3/21*

*Amit Gupta*

*3.4.21/20*

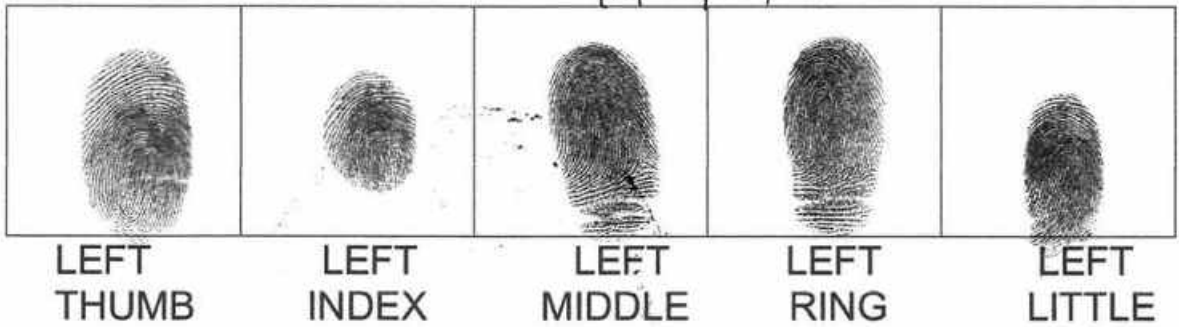
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(VENDOR No. 6)

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Amit Gupta.

Prakash Gupta, grandson of Late Jagarnath Sahu, by faith- Hindu, by caste- Roniyar (Baniya), by occupation- Business resident of Kishoreganj Chowk, Road No. 5/1, behind Harijan Colony, P.O.- GPO, District- Ranchi

**(2) SONI DEVI (PAN DEMPD 8934K) (UID No. 512700470313) (Mobile No. 9155557023)**, wife of Late Rajesh Gupta, daughter of Ram gahan Sahu, granddaughter of Buddhu Choudhary, by faith- Hindu, by caste- Roniyar (Baniya), by occupation- Housewife, resident of C/o Late Rajesh Gupta, Opp. Madhukam Talab, Hehal, Ranchi, Jharkhand, Pin code- 834005.

**(3) NAND KISHORE NAND (PAN CGOPN 4907M) (UID No. 778358823903) (Mobile No.8789093820 )**, son of Late Jagarnath Sahu, grandson of Late Kishun Sahu, by faith- Hindu, by caste- Roniyar (Baniya), by occupation - Business, resident of Kishoreganj Chowk, Road No. 5/1, behind Harijan Colony, P.O.- GPO, District- Ranchi

**(4) KAILASH PRASAD (PAN FUVPP 6087G) (UID No. 888865121523) (Mobile No.74849 12437)**, son of Late Jagarnath Sahu, grandson of Late Kishun Sahu, by faith- Hindu, by caste- Roniyar(Baniya), by occupation- Self employed, resident of Kishoreganj Chowk, Road No. 5/1, behind Harijan Colony, P.O.- GPO, District- Ranchi

**(5) ARJUN SAHU, (PAN BSEPS 2300C) (UID No. 660937887849) (Mobile No.9031338226)**, son of Late Jagarnath Sahu, grandson of Late Kishun Sahu, by faith- Hindu, by caste- Roniyar (Baniya), by occupation- Business , resident of Kishoreganj Chowk, Road No. 5/1, behind Harijan Colony, P.O.- GPO, District- Ranchi,

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(6) **AMIT GUPTA, (PAN BPIPG 2064Q) (UID No. 325663455862) (Mobile No.9748388031)**, son of Late Dilip Gupta @ Dilip Sahu, grandson of Late Jagarnath Sahu, by faith- Hindu, by caste- Roniyar (Baniya), by occupation-Business , resident of son of Late Dilip Gupta , Laljee Sah Street, DumDum(M), North 24 Pargana, West Bengal, Pin Code- 700028.

**ALL** hereinafter called the "**VENDOR**" (which expression shall, unless be repugnant to the context or subject or meaning thereof be deemed to mean and include themselves, their heirs, successors-in-interest, legal representatives, executors, administrators, assigns etc.) of the **ONE PART**;

**AND**

**M/S SHANTI HARI REALTY PVT. LTD, (PAN AAVCS 7418L)** through its Director **SRI UDAY SHANKAR, (PAN AYDPS 0931P) (UID No. 3690-5105-5142)**, son of Sri Shyamji Singh, grandson of Late Pradeep Singh by faith- Hindu, by caste- Bhumihar, by occupation-Business, having its office at 216, Hari Om Tower Commercial Complex, Lalpur, Ranchi, P.S.- Lalpur, District- Ranchi, Indian Citizen, , hereinafter called the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include themselves, their successors, members, successive members/office bearers, administrators, executors, legal representatives, assigns etc.) of the **OTHER PART**;

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**WHEREAS** the VENDOR are lawful owner and are seized and possessed of and hold and otherwise well and sufficiently entitled to ALL THAT PIECE AND PARCEL of land under khata no. 126 portion of R.S. Plot No. 705/1984, situated at Village/Mouza: Gari, Thana-Ranchi now Bariatu, Thana No. 194, District Ranchi corresponding to Ranchi Municipal Holding No. 0060003256000A2 in Ward No. 6 of Ranchi Municipal Corporation, Ranchi, admeasuring 5.53 decimal be it a little more or less with all things attached to earth and further together with all easements including easements of necessity and all inheritance thereto and more particularly described in the SCHEDULE hereunder and hereinafter referred to the "**SAID PROPETTY**";

**AND WHEREAS** land of R.S. Khata No. 126 area 81 decimal alongwith land of R.S. Khata No. 127 of village- Gari, Thana- Ranchi now Bariatu, Thana No. 194, District Ranchi, stands recorded in the Revisional Survey Record of Rights finally framed and published in the year 1935 in the name of Ram Prasad Sah @ Ram Prasad Sahu, son of Kanilal Sah, by caste Sahu as his Raiyati land;

**AND WHEREAS** the said recorded raiyat Ram Prasad Sahu died leaving behind his only son Kishun Sahu as his legal heir and successor and subsequent to death of Ram Prasad Sahu his aforesaid son Kishun Sahu had succeeded and inherited the estate of the said deceased Ram Prasad Sahu;

**AND WHEREAS**, during his lifetime, the khatiyani raiyat Ram Prasad Sahu alongwith his son Kishun Sahu sold land of R.S. khata no. 126 and 127 of village- Gari, Thana No. 194, District- Ranchi to

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Amit Gupta.

Saida Ahmad vide registered deed of sale of the year 1940 and put the said purchaser Saida Ahmad in possession of the said land;

AND WHEREAS, only 5.53 decimal in plot no. 705/1984 under khata no. 126 of village- Gari, P.S.- Ranchi, Thana No. 194, District- Ranchi, was left with the khatiyani raiyat after selling of land of Khata No. 126 and 127 of village- Gari, P.S.- Ranchi, Thana No. 194, District- Ranchi;

AND WHEREAS, in family arrangement, Jagarnath Sahu son of Kishun Sahu become absolute owner and in possession of land of R.S. Khata No. 126 plot no. 705/1984 area 5.53 decimal situate at village- Gari, Thana- Ranchi now Bariatu, Thana No. 194, District Ranchi;

AND WHEREAS, as stated above, though the ancestors of Jagarnath Sahu sold entire land of Khata No. 126 and 127 except 5.53 decimal by virtue of registered deed of sale but Jagarnath Sahu claiming title over 42 decimal of land in R.S. Khata No. 126 and 127 of village- Gari, P.S.- Ranchi, Thana No. 194, District- Ranchi, filed one case being Case No. 385 of 1965 u/s. 145 Cr. P. C. and said case was decreed in favor of Jagarnath Sahu vide Judgement dated 21-07-1971 passed by Magistrate, Ranchi and title of Jagarnath Sahu was confirmed over said 42 decimal of land. Other party to the said proceeding namely Safika Begum thereafter filed one Title suit No. 174 of 1972 against the order dated 21-07-1971 and the said suit was dismissed. And thus the title of Jagarnath Sahu over 42 decimal of land was confirmed by Court of law. But the dispute with respect to said land was still going on and land never came in physical

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possession of said Jagarnath Sahu rather the land was in possession of Ram Swaroop Bhartiya. In order to settle dispute going on between the parties, Punchs were appointed by Ram Swaroop Bhartia and Jagarnath Sahu and on the basis of decision of punches, Jagarnath Sahu executed registered deed of sale with respect to said 42 decimal of land in favor of Ram Swaroop Bhartiya, Raj Kumar Bhartiya and Prabhu Dayal Bhartiya vide sale deed no. 13035 dt. 23-12-1983;

AND WHEREAS, as stated above, entire land except 5.53 decimal of land situate at Village- Gari, Thana No. 194, District- Ranchi was sold much earlier to different purchasers and, only, 5.53 decimal of land under khata no. 126 portion of plot no. 705/1984 situate at village- Gari, Thana No. 194, District Ranchi was left with the khatiyani raiyat and the said land in family arrangement, came in exclusive possession of Jagarnath Sahu son of Kishun Sahu. The said Jagarnath Sahu got the said 5.53 decimal of land mutated in the sherista of state vide Mutation case No. 22 R 27/1977-78 and paid rent to the state;

AND WHEREAS, Jagarnath Sahu had five sons namely (1) Om Prakash Gupta (2) Nand Kishore Nand (3) Kailash Prasad (4) Arjun Sahu and (5) Dilip Sahu @ Dilip Gupta. During life time of Jagarnath Sahu his son namely Om Prakash Gupta died on 28-04-1989 leaving behind his two sons Rajesh Kumar Gupta and Vikas Prasad Gupta;

AND WHEREAS, Jagarnath Sahu died on 23-03-1999 leaving behind his son Nand Kishore Nand (the VENDOR No. 3) Kailash Prasad (VENDOR no. 4) Arjun Sahu (VENDOR no. 5) & Dilip Sahu

13035 dt. 23-12-1983

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and Vikas Prasad Gupta (VENDOR no. 1) & Rajesh Gupta @ Rajesh Kumar Gupta both sons of Late Om Prakash Gupta;

**AND WHEREAS**, another son of Jagarnath Sahu namely Dilip Sahu @ Dilip Gupta also died leaving behind his son Amit Gupta (VENDOR no. 6) who inherited the share of his father over the land;

**AND WHEREAS**, Rajesh Gupta@ Rajesh Kumar Gupta son of Late Om Prakash Gupta also died on 15-11-2010 leaving behind his wife Soni Devi (VENDOR no. 2) who succeeded the share of her husband, over the land;

**AND WHEREAS**, thus the VENDOR no. 1 to 6 are absolute owner and in possession of the land admeasuring 5.53 decimal under khata no. 126 plot no. 705/1984 situate at village- Gari, Thana No. 194, District- Ranchi, having 15 digit, Municipal Holding No. 0060003256000A2 in ward no. 6 of Ranchi Municipal Corporation, Ranchi with all rights, title, interest and possession and are enjoying peaceful and exclusive possession of the said land having exclusive right to sell and transfer the same;

AND WHEREAS, VENDOR, for various purposes decided to sell the said property and coming to know the desire of the VENDOR, the PURCHASER herein made an approach with the VENDOR and shown their willingness to purchase said 5.53 decimal of land and on approach, the **VENDOR** represented and assured the PURCHASER regarding its valid and legal title on and over the said 5.53 decimal of land as well as its peaceful and exclusive possession on and over the said land and the **PURCHASER** relying upon such representation and

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assurances, made negotiation with the **VENDOR** to purchase 5.53 decimal of land and on negotiation, **VENDOR** agreed to sell ALL THAT PIECE AND PARCEL of land situated at Village/Mouza- Gari, Thana- Ranchi, now Bariatu P.S., Thana No. 194, District- Ranchi being portion of R.S. Plot No. 705/1984 appertaining to Khata No. 126, admeasuring 5.53 decimal or thereabouts with all things attached to earth and further together with all easements and inheritance thereto with assurance for easements of necessity and more particularly described in the SCHEDULE hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon and herein for the sake of brevity referred to as the "**SAID PROPERTY**" at and for total consideration of Rs. 1,06,00,000/- (Rupees One Crore Six Lakh only) absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispendences, demands, liens and trusts of whatsoever nature and further with peaceful and exclusive possession and the **PURCHASER** has agreed to purchase the same at the said price absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispendences, demands, liens and trusts of whatsoever nature and with quiet and peaceful possession and hence, this Deed of Absolute Sale.

**NOW, THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSETH** that pursuant to foregoing and in pursuance of the said agreement and in consideration of the entire sale consideration of Rs. 1,06,00,000/- (Rupees One Crore Six Lakh only) well and truly paid by the **PURCHASER** to the **VENDOR** on or before execution of these presents in the manner set-out in the memo of consideration mentioned hereinbelow, being the full consideration money agreed to

(12/03/2018)

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Amid Gupta



charges, claims, demands, lis, let, attachment whatsoever and the PURCHASER shall at all times hereinafter be entitled to hold, possess, use and enjoy the same in permanent heritable and transferable right in the manner as required by them as absolute owner thereof.

**The VENDOR hereby covenant with the PURCHASER:-**

- (1) That the VENDOR have put on this day the PURCHASER in physical, peaceful and exclusive possession of the SAID PROPERTY.
- (2) That the VENDOR categorically covenants that they and/or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them or any of them has/have not at any time before made, committed, done or suffered, permitted to have been and/or has been a party or privy to any act, deed, matter or thing whether by commission or omission by reason whereof the SAID PROPERTY referred to above and in the schedule below and the subject matter of these presents or any part thereof has been alienated, charged, mortgaged, encumbered, transferred in any form, sold or in any way impeached its title and possession and further whereby or by reason or means whereof the VENDOR is prevented from conveying, transferring selling or assuring the SAID PROPERTY in the manner aforesaid. The SAID PROPERTY is free from all encumbrances, charges, lis, lispens, liens, demand let and attachment, whatsoever.
- (3) That the VENDOR have good perfect and subsisting title and right full power and absolute authority to grant, convey, sale,

VENDOR

PURCHASER

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Amit Gupta.

transfer and assure the SAID PROPERTY and every part thereof, hereby granted, conveyed, sold, transferred and assured or intended so to be unto and to the use of the PURCHASER in the manner aforesaid.

- (4) That the VENDOR doth hereby confirm and record that they on execution hereby put the PURCHASER as an absolute owner in quiet, peaceful, vacant and exclusive possession of the SAID PROPERTY and every part thereof. It shall be lawful for the PURCHASER from time to time and at all times hereafter to hold, enter upon, use, occupy, possess and enjoy the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured with their appurtenances and receive the rents issues and profits thereof and every part thereof to and for their use and benefit without any suit or lawful eviction, interruption, hindrances, obstructions, claim and demand whatsoever from or by the VENDOR or their successors and assignees or any of them, from or by any person lawfully or equitably claiming or to claim by from under or in trust of the VENDOR.
- (5) That the PURCHASER henceforth shall have and hold the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured to them and shall exercise all acts of ownership and possession over the same. The PURCHASER shall be at liberty to use the SAID PROPERTY as per their wishes and volition and/or in any manner as required by them. The PURCHASER shall have and enjoy full and absolute proprietary right on and over the SAID PROPERTY. The PURCHASER shall have full right and absolute authority and liberty to transfer, assign, the SAID PROPERTY or any part thereof in any manner to and in favour of any person, whomsoever. The PURCHASER shall

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have all right to develop, construct building, house, multistoried building over the land in question.

- (6) That the PURCHASER shall further get their name mutated in all official and public records of the Sherista of the State in respect of the land hereby and hereunder sold to them and obtain receipt in their name.
- (7) That the VENDOR hereby covenant with the PURCHASER that the land is free from all encumbrances and is clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDOR well and sufficiently saved defended kept harmless and indemnified of from and against all former or other estates title, lis, charge and encumbrances whatsoever either already or hereafter had made, executed, occasioned or suffered by the VENDOR or any other person or persons lawfully or equitably claiming or to claim by from or in trust of the VENDOR. The VENDOR doth further covenant that should there ever be discovered any defect, deficiency or flaw in the title of the VENDOR and/or in the rights of the VENDOR in respect of the SAID PROPERTY or portion thereof, the VENDOR doth promise to keep the PURCHASER always indemnified against all losses, expenses and damages which the PURCHASER might incur or sustain in consequence thereof.
- (8) That the VENDOR and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured or any part thereof by, from, under or in trust of the VENDOR and its successors, assigns, legal representatives shall and will from time to time and at all times hereafter at the

Purchaser

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request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matter and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required by the PURCHASER for assuring the SAID PROPERTY and every part thereof hereby granted conveyed sold assigned and assured unto and to the use of the PURCHASER.

- (9) The VENDOR further assure the PURCHASER that they have valid right title, interest and possession over the land in question and there is no dispute with regard to title and possession of the VENDOR over the property, from any corner. The VENDOR assured the PURCHASER that if any dispute crop up or any dispute come in picture or any claim is raised by any of the family members of Khatiyani Raiyat then the VENDOR shall settle the same out of their own fund, expenses and efforts and if the dispute could not settled, then VENDOR doth promise to keep the PURCHASER always indemnified against all losses, expenses and damages which the PURCHASER might incur or sustain in consequence thereof. The SELLER further undertake that in such circumstances the SELLER shall refund the entire amount so paid including the expenses, stamp duty, registration fee for registration of the present deed of sale, to the PURCHASER with interest @ Bank Rate.

- 10) The VENDOR hereby declare that after registration of this deed of sale for 5.53 decimal of land, they or any of the successor/legal heir of khatiyani Raiyat have no land left in

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Khata No. 126 and Khata no. 127 of village- Gari, Thana- Bariatu, Thana No. 194, District- Ranchi.

**THE SCHEDULE ABOVE REFERRED TO :**

ALL THAT PIECE AND PARCEL of land situated at Village/Mouza- Gari, Thana- Ranchi, now Bariatu P.S., Thana No.194, District- Ranchi being portion of R.S. Plot No. 705/1984 appertaining to Khata No. 126, admeasuring 5.53 decimal be a little more or less corresponding to 15 digit municipal Holding No. 0060003256000A2 in ward no. 6 of Ranchi Municipal Corporation, Ranchi, with all things attached to earth and further together with all easements and inheritance thereto, having raiyati rights, butted and bounded as follows :-

**NORTH** : Plot No. 705.  
**SOUTH** : Part Plot/ Land of Ram Swaroop Bhartiya.  
**EAST** : Road.  
**WEST** : Part Plot/ Land of Ram Swaroop Bhartiya.

For greater clearness the land has been delineated in the trace map annexed hereunto and thereon shown in **RED COLOUR**, forming part and parcel of all these presents.

**LANDLORD** : The State of Jharkhand, through the Circle Officer, Bargai.

**RIGHT** : Permanent heritable and transferable right.

DISTRICT REGISTRY OFFICE, RANCHI.

*राम स्वरोप भार्गव*  
*कानून मंत्री*

**VALUATION**

*(बि.नं. 50324)*  
*नन्दकिशोर नन्द*

*राम स्वरोप*

*Amit Gupta.*  
*18/3/14*

5.53 decimal  
(Rupees One Crore Six Lakh only)

Rs. 1,06,00,000/-

**MEMO OF CONSIDERATION**

RECEIVED OF and FROM the within named PURCHASER a sum of Rs. 1,06,00,000/- (Rupees One Crore Six Lakh only) being the consideration in full and final for sale abovementioned as per memo hereunder written :-

Sr. No.	Instrument No.	date	Drawn on	Amount (in Rs.)
1.	932161	17/03/2021	CANARA BANK	14,06,500/-
2.	932155	17/03/2021	CANARA BANK	6,00,000/-
3.	932152	17/03/2021	CANARA BANK	4,50,000/-
4.	932158	17/03/2021	CANARA BANK	11,00,000/-
5.	932154	17/03/2021	CANARA BANK	5,00,000/-
6.	932156	17/03/2021	CANARA BANK	8,56,500/-
7.	932162	17/03/2021	CANARA BANK	16,00,000/-
8.	932153	17/03/2021	CANARA BANK	5,00,000/-
9.	932159	17/03/2021	CANARA BANK	12,00,000/-
10.	932160	17/03/2021	CANARA BANK	12,57,500/-
11.	932157	17/03/2021	CANARA BANK	10,00,000/-
12.	784028	15/03/2021	CANARA BANK	50,000/-
13.	TDS			<u>79,500/-</u>
			TOTAL	1,06,00,000/-

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रुपय  
१०६०००००/-

मध्यमेश्वर शर्मा सोनी व्वा  
18/3/21

Amrit Gupta.

CERTIFICATE

THIS IS TO CERTIFY THAT the land which is subject matter of these presents and mentioned in the Schedule is not the Government land or Keshar-e-hind land. The same is neither acquired by the Government for civil purpose nor it is 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 nor connected with any member of Scheduled Caste, Scheduled Tribe or Backward Class and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal or Khutkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam land and it is also certified that the said land has not been mortgaged with any Institution, Bank or person.

This is also certified that the VENDOR does not belong to member of Scheduled Tribe, Scheduled Caste or Backward Class as notified under Section 46 (6) of the C.N.T. Act, 1908.

All the documents and the statements presented for registration have been presented voluntarily by the VENDOR. The onus in case of any discrepancy or wrong submission will be on the VENDOR who have presented these presents and appeared for registration of the document.

IN WITNESSES WHEREOF the parties have set and subscribed their hands to this Deed of Sale on the day month and year written first above at Ranchi.

Signed, Sealed and Delivered

जन्मदिनांक २०२२ सोनी हकी  
18/3/24

Amrit Gupta.

20/03/24

20/03/24

by the VENDOR at Ranchi in presence of the

**WITNESSES:**

1. Rahul Kumar  
S/o Late Dinesh Gupta  
H/O Upper Bazar Lotta Patti  
Bazar Hans Ranchi  
18/3/21

2. श्री प्रदीप कुमार  
श्री ललित प्रसाद  
वरिष्ठ अधिकारी  
18/3/21

3. Ritik Kumar  
Late Rajesh P. Gupta  
Madhukam Talab  
Hehal, Ranchi  
18/3/21

4. श्री सुभाष कुमार  
नगर निरीक्षक  
काशीबाग एरर. रो.  
रांची  
18/3/21

5. Binay Kumar Gupta  
श्री अशोक कुमार  
काशीबाग एरर. रो.  
रांची.

6. श्री ललित कुमार प्रसाद  
नगर निरीक्षक  
काशीबाग एरर. रो.  
रांची  
18/3/21

1. विक्रम कुमार  
18/3/21

2. सोनी  
18/3/21

3. श्री अशोक कुमार  
18/3/21

4. श्री अशोक कुमार  
18/3/21

5. श्री अशोक कुमार  
18/3/21

6. Amit Gupta  
18/3/21

**VENDOR**

SHANTI HARI REALTY PVT. LTD.

  
DIRECTOR  
PURCHASER  
18/3/21

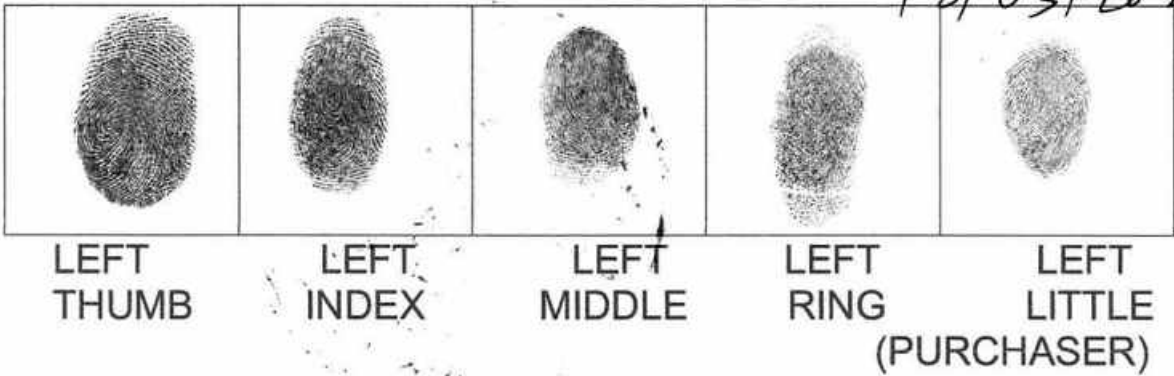
*Adv.*  
**Drafted By**

*Adv.*  
**Typed By**



*1d bang mo*  
*Adv*

*uuy*  
*18/03/2021*



This is to certify that photographs and left hand finger prints of the VENDORS and PURCHASER have been affixed in my presence.

*Adv.*  
**Advocate , Ranchi.**  
*6402/20*



# Form 26QB

Your E-tax Acknowledgement Number is AH8986902

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

Tax Applicable	0020	Assessment Year	2021-22
Minor Head Code	800	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAVCS7418L ✓	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ATQPG1627C
Full Name (Masked) of the Transferee	SHAXXX XARI REALTY PRIVATE LIMITED	Full Name (Masked) of the Transferor	RINXX XXMAR GUPTA
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

### Complete Address of the Property Transferee

Name of premises/Building/ Village	HARI OM TOWER
Flat/Door/Block No.	216
Road/Street/Lane	CIRCULAR ROAD
City/District	RANCHI
State	JHARKHAND
Pin Code	834001
Email ID	shtvpltd@rediffmail.com
Mobile No.	

### Complete Address of the Property Transferor

Name of premises/Building/ Village	HARMU ROAD
Flat/Door/Block No.	S/O NAND KISHORE SAHU
Road/Street/Lane	KISHORE GANJ
City/District	RANCHI
State	JHARKHAND
Pin Code	834001
Email ID	kk007.tiwari@gmail.com
Mobile No.	

Date of Agreement/Booking	15/03/2021	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	15/03/2021	Whether more than one Transferor/Seller	No
Date of Tax Deduction	15/03/2021	Payment Type	Lumpsum

### Complete Address of the Property Transferred

Type of Property	Land
------------------	------

### Tax Deposit Details

Rate of TDS (in %)	0.75
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3/17/2021

Confirmation Page

Name of premises/Building/ Village	DEEPATOLI, OPP MILITARY C
Flat/Door/Block No.	
Road/Street/Lane	OLD H B ROAD
City/District	RANCHI
State	JHARKHAND
Pin Code	834009

Total Amount Paid/Credited	3533333
TDS Amount to be paid	26500
Interest	0
Fee	0
Total payment	26500.00 <i>W</i>
Value in words	Twenty Six Thousand Five Hundred Rupees and paise

Total Value of Consideration (Property Value)	10600000.00
Mode of Payment	Online (Net-Banking)
Bank Name	Union Bank of India

*1875*

**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.



## Form 26QB

Your E-tax Acknowledgement Number is **AH8985874**

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

Tax Applicable	0020	Assessment Year	2021-22
Minor Head Code	800	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAVCS7418L	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AOQPG1217B
Full Name (Masked) of the Transferee	SHAXXX XARI REALTY PRIVATE LIMITED	Full Name (Masked) of the Transferor	VIKXXX XRASAD GUPTA
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

### Complete Address of the Property Transferee

Name of premises/Building/Village	HARI OM TOWER
Flat/Door/Block No.	216
Road/Street/Lane	CIRCULAR ROAD
City/District	RANCHI
State	JHARKHAND
Pin Code	834001
Email ID	shtvpltd@rediffmail.com
Mobile No.	

### Complete Address of the Property Transferor

Name of premises/Building/Village	LOHA PATTI BAZAR
Flat/Door/Block No.	
Road/Street/Lane	UPPER BAZAR
City/District	RANCHI
State	JHARKHAND
Pin Code	834001
Email ID	kk007.tiwari@gmail.com
Mobile No.	

Date of Agreement/Booking	15/03/2021	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	15/03/2021	Whether more than one Transferor/Seller	No
Date of Tax Deduction	15/03/2021	Payment Type	Lumpsum

## Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village	DEEPATOLI, OPP MILITARY C
Flat/Door/Block No.	
Road/Street/Lane	OLD H B ROAD
City/District	RANCHI
State	JHARKHAND
Pin Code	834009

## Tax Deposit Details

Rate (in %)	0.75
Total Amount Paid/Credited	3533333
TDS Amount to be paid	26500.00
Interest	0.00
Fee	0.00
Total payment	26500.00 <i>V J.B</i>
Value in words	Twenty Six Thousand Five Hundred Rupees and paise

Total Value of Consideration (Property Value)	10600000
Mode of Payment	Online
Bank Name	Union Bank of India

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

# Form 26QB

Your E-tax Acknowledgement Number is **AH8988685**

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

Tax Applicable	0020	Assessment Year	2021-22
Minor Head Code	800	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAVCS7418L	Permanent Account No. (PAN) of Transferor (Payee/Seller)	BWDPG0118B
Full Name (Masked) of the Transferee	SHAXXX XARI REALTY PRIVATE LIMITED	Full Name (Masked) of the Transferor	BINXX XXMAR GUPTA
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

## Complete Address of the Prop

erty Transferee	
Name of premises/Building/ Village	HARI OM TOWER
Flat/Door/Block No.	216
Road/Street/Lane	CIRCULAR ROAD
City/District	RANCHI
State	JHARKHAND
Pin Code	834001
Email ID	shtvpltd@rediffmail.com
Mobile No.	

## Complete Address of the Prop

erty Transferor	
Name of premises/Building/ Village	BEHIND HARIJAN COLONY
Flat/Door/Block No.	ROAD NO 5/1
Road/Street/Lane	KISHORE GANJ CHOWK
City/District	RANCHI
State	JHARKHAND
Pin Code	834001
Email ID	kk007.tiwari@gmail.com
Mobile No.	

Date of Agreement/Booking	15/03/2021	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	15/03/2021	Whether more than one Transferor/Seller	No
Date of Tax Deduction	15/03/2021	Payment Type	Lumpsum

## Complete Address of the Prop

erty Transferred	
Type of Property	Land

## Tax Deposit D

etails	
Rate of TDS (in %)	0.75

3/17/2021

Confirmation Page

Name of premises/Building/ Village	DEEPATOLI, OPP MILITARY C
Flat/Door/Block No.	
Road/Street/Lane	OLD H B ROAD
City/District	RANCHI
State	JHARKHAND
Pin Code	834009

Total Amount Paid/Credited	3533333
TDS Amount to be paid	26500
Interest	0
Fee	0
Total payment	26500.00 ✓
Value in words	Twenty Six Thousand Five Hundred Rupees and <sup>50</sup> / <sub>100</sub> paise

Total Value of Consideration (Property Value)	10600000.00
Mode of Payment	Online (Net-Banking)
Bank Name	Union Bank of India

**Note**

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



झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

राम परसाद साह, वल्द-कनीलाल साह, जाति-साहु, निवासी-साकीन देह राँची

जिला का राँची अंचल का बड़ागाँई हलका का हल्का-04 मौजा का गाड़ी खाता रैयती  
नाम नाम नाम नाम नाम नाम का  
प्रकार

खेवट नम्बर 1 खाता नम्बर 126 थाना का राँची थाना नम्बर 194  
नाम

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
126	701	? टांड हुलर बड़ाइक ? टांड नीज	मकान/1, सहन/1 0	0 एकड़	2 डिसमील		पलट नमन 704 के नासवन हुकुमनामा सादा कागज तारीख 5-9-1909 इस्वी माल 0-8-0 आठ आना कायम होकर तसदीक शुदा लगान के सामील	0	12	0	कायमी
	702	? टांड हुलर बड़ाइक ? टांड नीज	टांड एक 1	0 एकड़	26 डिसमील		पलट नमन 704 के नासवन हुकुमनामा सादा कागज तारीख 5-9-1909 इस्वी माल 0-8-0 आठ आना कायम होकर तसदीक शुदा लगान के सामील				कायमी
	704	? बाग मालीक ? बाग मालीक	मकान/1, सहन/1 0	0 एकड़	3 डिसमील		पलट नमन 704 के नासवन				कायमी

खेवट नम्बर 126 के खाता नम्बर 126 के थाना नम्बर 194 के

						हुकुमनामा सादा कागज तारीख 5-9- 1909 इस्वी माल 0-8-0 आठ आना कायम होकर तसदीक शुदा लगान के सामील			
705/1984	? बाग आम मालीक ? परती कदीम	टाड़ एक ।	0 एकड़	50 डिसमील	चाहपोखरा । बकवजे रैयत आम 1 कुलहक बकवजे रैयत	पलट नमन 704 के नासवन हुकुमनामा सादा कागज तारीख 5-9- 1909 इस्वी माल 0-8-0 आठ आना कायम होकर तसदीक शुदा लगान के सामील			कायमी
खाता मे कुल प्लोट संख्या	4	खाता का कुल मिजान (खतियान के अनुसार)	0	<u>81</u>	खाता का कुल लगान	0 12 0			

यह एक कंप्यूटर जनित प्रति है

3/12/2021

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

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

81  
12  
—  
69  
—  
5 53 00



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

March 12, 2021

भाग वर्तमान	3	पृष्ठ संख्या	1										
जिला का नाम	रौंची	अनुमंडल नाम	सदर	अंचल का नाम	बड़ागाँई	हलका का नाम	हलका-04	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	गाड़ी	होलिंग संख्या	126/3	तौजी संख्या	0	धाना नम्बर	194	खाता का प्रकार	रैयती				
श्री जगरनाथ साहु, पित्त-श्री किसुन साहु, जाति- -----													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार					लगान	सेस				
126	701	0 ऐ 0 डि 0 हे	केश नम्बर 22 आर 27/1977-78 दिनांक 30-9-77 के अनुसार नाम दर्ज किया गया।					0	1.14				
126	702	0 ऐ 0 डि 0 हे											
126	704	0 ऐ 0 डि 0 हे											
126	705/1984	0 ऐ 5.53 डि 0 हे											
कुल परिमाण		0 ऐ 5.53 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	सिल तक	लागत 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
31/03/1984	270105	1983	1984	0	0.75	0	0.19	0	0.38	0	0.38	0	0.2
03-09-2018	0981432552	1977-1978	2017-2018	30	0.75	7.6	0.19	15.2	0.38	15.2	0.38	6	0.15
02-03-2020	0602663180	2018-2019	2019-2020	0.75	0.75	0.19	0.19	0.38	0.38	0.38	0.38	0.15	0.15
11-19-2020	0927380598	2020-2021	2020-2021	0	0.75	0	0.19	0	0.38	0	0.38	0	0.15

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

13293	1622 / 2020 - 2021	04	126	704	राजेश कुमार भरतीया	09/11/2020	Status Pending at Operator	View
13293	1622 / 2020 - 2021	04	126	705/1984	राजेश कुमार भरतीया	09/11/2020	Status Pending at Operator	View
13313	1642 / 2020 - 2021	04	126	705/1984	UMA DEVI BHARTIYA	09/11/2020	Status Correction Slip generated	View
13313	1642 / 2020 - 2021	04	127	703	UMA DEVI BHARTIYA	09/11/2020	Status Correction Slip generated	View
13313	1642 / 2020 - 2021	04	64	706	UMA DEVI BHARTIYA	09/11/2020	Status Correction Slip generated	View
13315	1644 / 2020 - 2021	04	126	701	MADAN LAL AGRAWAL	09/11/2020	Status Correction Slip generated	View
13315	1644 / 2020 - 2021	04	126	702	MADAN LAL AGRAWAL	09/11/2020	Status Correction Slip generated	View
13315	1644 / 2020 - 2021	04	127	703	MADAN LAL AGRAWAL	09/11/2020	Status Correction Slip generated	View

## List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है  
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंशदाधिकारी से संपर्क करे  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें।

ऑनलाइन प्रती



# RANCHI MUNICIPAL CORPORATION, RANCHI

## HOLDING TAX RECEIPT

Receipt No. **CNT609112020042049**  
 Department / Section : Revenue Section  
 Account Description : Holding Tax & Others

Date : **09-11-2020**  
 Ward No : **6**  
 Acknowledgement No : **SAF/01/006/4133**  
 Holding No : **0060003256000A2**

Received From Shri / Smt. **NAND KISHORE NAND S/O LATE JAGARNATH SAHU, KAILASH PRASAD S/O LATE JAGARNATH SAHU, AMIT GUPTA S/O LATE DILIP GUPTA, VIKASH PRASAD GUPTA S/O LATE OM PRASAD GUPTA, ARJUN SAHU S/O LATE JAGARNATH SAHU**

Address : **VILL BARGAIN GARI OPPOSITE ARMY CAMP**

A Sum of Rs. **4251.00** (in words) **Four Thousand Two Hundred Fifty One Rupees Only**

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

Dated ..... Drawn on .....

Place Of The Bank. ....

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

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

### HOLDING TAX DETAILS

Code of Amount	Account Description	Period	Amount
1100100A	Holding Tax Arrear	2019-2020 III - 2019-2020 IV	730.80
1100100C	Holding Tax Current	2020-2021 I - 2020-2021 IV	1461.60
1100200A	Water Tax Arrear	2019-2020 III - 2019-2020 IV	0.00
1100200C	Water Tax Current	2020-2021 I - 2020-2021 IV	0.00
1100400A	Conservancy Tax / Latrine Tax Arrear	2019-2020 III - 2019-2020 IV	0.00
1100400C	Conservancy Tax / Latrine Tax Current	2020-2021 I - 2020-2021 IV	0.00
1100500	Lighting Tax		
1105201	Education Cess	2019-2020 III - 2019-2020 IV	0.00
1105203	Health Cess	2019-2020 III - 2019-2020 IV	0.00
1718002	Interest on Holding Tax Receivable	2019-2020 III - 2020-2021 IV	2095.00
		<b>Total</b>	<b>4287.40</b>
		<b>Rebate on Current Demand</b>	<b>36.54</b>
		<b>Already Paid</b>	<b>0.00</b>
		<b>Amount Received</b>	<b>4251.00</b>

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

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AFFIDAVIT/ शपथ पत्र

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श्री विकास प्रसाद गुप्ता पिता - स्व० ओम प्रकाश गुप्ता निवासी - किशोर चौक , रोड नं०- 5/1, नियर हरिजन कॉलोनी के पीछे , पोस्ट- जी.पी. अं रांची , धाना- सुखदेवनगर जिला रांची राज्य- झारखण्ड का निवासी हूँ । मैं पूर्वक घोषणा करता हूँ कि :-----

1. यह कि मैं भारतीय नागरिक हूँ तथा उपरोक्त पते का निवासी हूँ ।
2. यह कि खाता नं०- 126, प्लॉट नं०- 705/1984, एवं खाता नं०- 74, नं०- 700 मौजा- गाड़ी , धाना नं०- 194, अंचल बड़ागाई जिला रांची में अवस्थित हैं ।
3. यह कि मेरा वंशावली निम्न प्रकार है :-----  
स्व० किशोर साहू  
स्व० जगरनाथ साहू

8 MAR 2021

स्व० ओम प्रकाश गुप्ता	नन्द किशोर नंद	कैलाश प्रसाद	अर्जुन साहू	स्व० साहू
स्व० राजेश गुप्ता	विकास प्रसाद गुप्ता			अमित गु
सोनी देवी				

4. यह कि उपरोक्त वर्णित वंशावली एवं कथन मेरे जानकारी में सही एवं हैं ।

यह शपथ-पत्र आज दिनांक - 08.03.2021 ई० को रांची में सम्पन्न हुआ । शपथकर्ता जिनका पहचान श्री N. K. A. Agency अधिवक्ता, रांची ने किया । घोषणा करता हूँ कि उक्त बातें शपथकर्ता के अनुसार सही एवं सत्य हैं ।



8 MAR 2021

शपथकर्ता,  
पहचानकर्ता,  
Signature Attested or  
Identification Verifier  
of Lawyers.  
रांची, 08.03.21

नोटरी पब्लिक, रांची ।

5

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AOQPG1217B

नाम / Name  
VIKASH PRASAD GUPTA

पिता का नाम / Father's Name  
OM PRAKASH GUPTA

जन्म की तारीख  
Date of Birth  
20/08/1979

हस्ताक्षर / Signature

18012019



(विकेश प्रसाद गुप्ता)


**भारत सरकार**  
 Government of India


**विकास प्रसाद गुप्ता**  
 Vikash Prasad Gupta  
 जन्म तिथि/DOB: 20/08/1979  
 पुरुष/ MALE



**9195 4961 0960**  
 VID: 9173 7033 0248 5743

**मेरा आधार, मेरी पहचान**


**एन.डी.ए.आई.**  
 Unique Identification Authority of India

**पता:**  
 S/O ल. ओमप्रकाश गुप्ता, लोहा पट्टी बाजार, अपर बाजार,  
 रांची,  
 झारखण्ड - 834001

**Address:**  
 S/O Late Omprakash Gupta, LOHA PATTI  
 BAZAR, UPPER BAZAR, Ranchi,  
 Jharkhand - 834001



**9195 4961 0960**  
 VID: 9173 7033 0248 5743

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सोनी देवी  
Soni Devi  
जन्म तिथि/ DOB: 02/05/1982  
महिला / FEMALE



5127 0047 0313

आधार-आम आदमी का अधिकार



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पता:

W/O राजेश प्रसाद गुप्ता,  
मधकूम तालाब के सामने,  
हेहल, राँची,  
झारखण्ड - 834005

Address:

W/O Rajesh Prasad Gupta Madhkum  
Talab Ke Samane, Hehal, Ranchi,  
Jharkhand - 834005

5127 0047 0313

Aadhaar-Aam Admi ka Adhikar

सोनी देवी

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DEARPD8934N

नाम / Name  
SONI DEVI

पिता का नाम / Father's Name  
RAM GANAN SINGH

पता / Address

पिन कोड / PIN Code

सोनी देवी

सोनी देवी

2

15 15 15

आयकर विभाग  
INCOME TAX DEPARTMENT

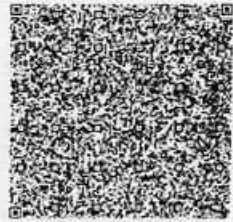


भारत सरकार  
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स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CGOPN4907M



नाम / Name  
NANDKISHOR NAND

पिता का नाम / Father's Name  
JAGNNATH SAHU

जन्म की तारीख / Date of Birth  
31/03/1951

हस्ताक्षर / Signature

Handwritten signature: नन्दकिशोर नन्द

12139



नंदकिशोर नन्द  
Nandkishor Nand  
जन्म वर्ष/YoB:1951  
पुरुष Male



7783 5882 3903

भारतीय - आम आदमी का अधिकार

नंदकिशोर नन्द



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झारखण्ड, 834001

Address:

S/O Late Jagannath Sahu Shiv  
Shakti Nagar Side Road  
Balmiki Nagar, Harmu Road,  
Ranchi G.P.O., Ranchi  
Jharkhand, 834001

Aadhaar - Aam Aadmi ka Adhikar

3

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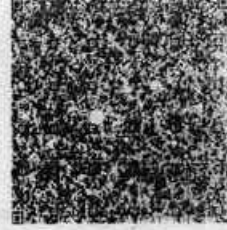


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ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card

**FUVPP6087G**



नाम / Name  
**KAILASH PRASAD**

पिता का नाम / Father's Name  
**JAGARNATH PRASAD**

जन्म की तारीख /  
Date of Birth  
**01/01/1970**

हस्ताक्षर / Signature

कैलाश प्रसाद



भारतीय विशिष्ट पहचान प्राधिकरण  
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नामांकन क्र./Enrolment No. - 1088/70513/03881

To  
 कैलाश प्रसाद  
 Karash Prasad  
 S/O, Jagamath Prasad  
 Banatu University Colony  
 Banatu  
 Ranchi Banatu  
 Jharkhand - 834009  
 9931061506

Download Date: 08/03/2017

Generation Date: 02/07/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**8888 6512 1523**

मेरा आधार, मेरी पहचान



भारत सरकार  
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कैलाश प्रसाद  
 Karash Prasad  
 जन्म तिथि/DOB: 01/01/1970  
 पुरुष / MALE



8888 6512 1523

मेरा आधार, मेरी पहचान

कैलाश प्रसाद



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

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- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
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- भारत देश में मान्य है।
- भ्रष्टाचार रोकथाम में सरकारी और गैर-सरकारी सेवाओं को लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



भारतीय विशिष्ट पहचान प्राधिकरण  
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पता  
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 सुविद्यमिणी-कोलोनी, बरिबातु, राँची,  
 झारखण्ड - 834009

Address  
 S/O Jagamath Prasad, Banatu  
 University Colony, Banatu  
 Ranchi,  
 Jharkhand - 834009

8888 6512 1523



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भारत सरकार  
GOVERNMENT OF INDIA



अर्जुन साह  
Arjun Sahu  
जन्म तिथि/DOB: 01/01/1971  
पुरुष / MALE



6609 3788 7849

आधार-आम आदमी का अधिकार

अर्जुन साह



भारतीय विशिष्ट पहचान प्राधिकरण  
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पता:

S/O स्व जगरनाथ साह,  
किशोर गंग रोड नो ५/१,  
रांची, रांची,  
झारखण्ड - 834005

Address:

S/O Late Jagannath Sahu, KISHOR  
GANG ROAD NO 5/1, RANCHI,  
Ranchi,  
Jharkhand - 834005

6609 3788 7849

Aadhaar-Aam Admi ka Adhikar

अर्जुन साह

आयकर विभाग  
INCOME TAX DEPARTMENT



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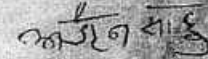
ARJUN SAHU

JAGRATH SAHU

01/01/1968

Permanent Account Number

BSEPS2300C

  
Signature



14022008

जगन्नाथ साहू



भारत सरकार

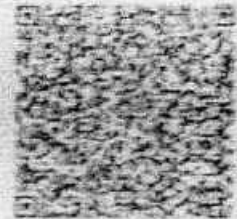
GOVERNMENT OF INDIA



Amit Gupta  
DOB: 25/04/1996  
Male / MALE

*Amit Gupta*

3256 6345 5862



आधार - साधारण मानुषेण अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O: Dilip Gupta, 31, LAJEE SAH  
STREET, Dum Dum(m), North 24  
Parganas,  
West Bengal - 700028

*Amit Gupta.*



1947  
1800 300 1947



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Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

AMIT GUPTA

DILIP GUPTA

25/04/1996

Permanent Account Number

BPIPG20640

*Amit Gupta*  
Signature

*Amit Gupta*



25/04/1996

Identifier

 भारत सरकार  
GOVERNMENT OF INDIA

Download Date: 09/01/2020



Issue Date: 05/10/2019

राहुल कुमार  
Rahul Kumar  
जन्म तिथि / DOB: 05/06/1994  
पुरुष / MALE  
Mobile No.: 9110958760

**5145 7871 9033**

मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S.O. दिनेश गुप्त, बाजार टैंड, अपर बाजार, राँची, राँची  
जमशेदपुर 834001  
Address:  
S.O. Dinesh Gupta, bazar tand, upper  
bazar ranchi Ranchi G.P.O., Ranchi,  
Jharkhand - 834001



**5145 7871 9033**

1947  
1800 300 1947

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

Rahul Kumar

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHANTI HARI REALTY PRIVATE  
LIMITED



22/04/2015  
Permanent Account Number

AAVCS7418L

27069015

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

UDAY SHANKAR

SHYAMJEE SINGH

01/03/1980

Permanent Account Number

AYDPS0931P

*Uday Shankar*

Signature



081120004


**भारत सरकार**  
**GOVERNMENT OF INDIA**



उदय शंकर  
Uday Shankar

जन्म वर्ष / Year of Birth 1980

पुरुष / Male



3690 5105 5142

**आधार – आम आदमी का अधिकार**


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

<p>पता: S/O श्याम जी शर्मा, फ्लैट नं-501, 501, 70 मण्डूकर रोड, हरी ओम टावर रजिस्ट्रार कार्यालय, रांची जिला, जे रांची, रांची जी.पी.ओ. जलपाईगढ़, 834001</p>	<p>Address: S/O Shyam J. Sharma, Flat No-H 501, 70 Circular Road, Hari Om Tower Residential, Lapur Ranchi, G.P.O. Ranchi, Ranchi G.P.O. Jharkhand 834001</p>
---	--

1947  
1800-1801847

net@uidai.gov.in

www.uidai.gov.in

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

Gopi

नामसैजा गोड्डा शीट नम्बर २  
नाम चाना शेंची  
चाना नखर १६६  
जिल्हा रॉन्ची

सिल एक माडन करारवर १६ दन्य  
सन १९३० - ३३ करी



सिल नं० १६६

सिल



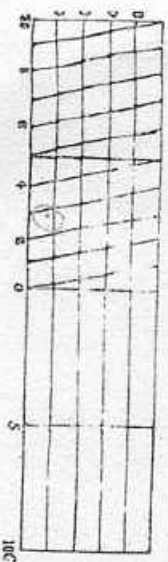
श्रीमान श्रीमान...

श्रीमान नं. १२००

सिद्धि नगर

1407/194-42

रु. ३३३



सिद्धि नगर



ग्राम न शिष्ट मस्य ३

संख्या नं० १२०

अस्य मस्य सोल मस्य  
मस्य मस्य मस्य मस्य

Made and published under the authority of Government.

Superintendent of Survey.

*[Handwritten signature]*





## Pre Registration Docket

Date :- 17-03-2021 08:07 pm

Office Name :- SRO - Ranchi  
Token No:- 20210000036225

Appoinment :- 18-Mar-2021 Time:- 11:42

Article	Sale Deed
Pre Registration Date	17-Mar-2021
No. Of Pages	51
Stamp Duty	424000
Paid Stamp Duty	0
Total Fees	₹ 3,19,534.

Property Id: **501337**

<b>Valuation No. :</b> 668082 / 2021	<b>:-</b> 2020-2021	<b>User Id :</b> 13178	<b>Date :</b> 17-March-2021 20:32:PM
<b>State :</b> Jharkhand	<b>District :</b> Ranchi		<b>Tahsil :</b> Baragai
<b>Land Type :</b> Urban ✓	<b>Corporation :</b> Ranchi Municipal Corporation Gari		<b>Village/City :</b> Gari ✓
<b>Gari Word No 6 - Main Road</b>			
<b>Volume Number - 3</b>			
<b>Page Number - 1</b>			
<b>Holding Number - 0060003256000A2</b>			
<b>Khata Number - 126</b>			
<b>Plot Number - 705/1984</b>			
<b>Ward Number - 6</b>			
<b>Valuation Rule :</b> Residential Land			
<b>Property Details</b>			
1	Land area	5.53 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.53 x 297268=1643892.04	₹16,43,892/-
<b>A</b>	<b>Total</b>		₹16,43,892/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹16,43,900/-
<b>Total Amount in Words : Sixteen Lakhs Forty Three Thousands Nine Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: ROAD, West: PART PLOT/ LAND OF RAM SWAROOP BHARTIYA, South: PART PLOT/ LAND OF RAM SWAROOP BHARTIYA, North: PLOT NO. 705
Area	Land area : 5.53 Decimal
Other Description of the Property	Pin Code - 834008, Flat Number/Commercial Space Number - GARI RANCHI
Government/Market Value	1643892.04
Transaction Amount	10600000

SELLER	<b>-Mr. ARJUN SAHU, Address - KISHOREGANJ CHOWK BEHIND HARIJAN COLONY RANCHI- ,Father/Husband Name LATE JAGARNATH SAHU , PAN No.- *****300C,Permission Case No.- , Aadhaar No. *****7849</b>
	<b>-Mrs. SONI DEVI, Address - OPP MADHUKAM TALAB HEHAL RANCHI- ,Father/Husband Name RAM GAHAN SAHU , PAN No.- *****934K,Permission Case No.- , Aadhaar No. *****0313</b>
	<b>-Mr. AMIT GUPTA, Address - LALJEE SAH STREET DUM DUM NORTH 24 PARGANA WEST BENGAL- ,Father/Husband Name LATE DILIP GUPTA ALIAS DILIP SAHU , PAN No.- *****064Q,Permission Case No.- , Aadhaar No. *****5862</b>
	<b>-Mr. VIKAS PRASAD GUPTA, Address - KISHOREGANJ CHOWK BEHIND HARIJAN COLONY RANCHI- ,Father/Husband Name LATE OM PRAKASH GUPTA , PAN No.- *****217B,Permission Case No.- , Aadhaar No. *****0960</b>
	<b>-Mr. KAILASH PRASAD, Address - KISHOREGANJ CHOWK BEHIND HARIJAN COLONY RANCHI- ,Father/Husband Name LATE JAGARNATH SAHU , PAN No.- *****087G,Permission Case No.- , Aadhaar No. *****1523</b>
	<b>-Mr. NAND KISHORE NAND, Address - KISHOREGANJ CHOWK BEHIND HARIJAN COLONY RANCHI- ,Father/Husband Name LATE JAGARNATH SAHU , PAN No.- *****907M,Permission Case No.- , Aadhaar No. *****3903</b>
PURCHASER	<b>-Mr. SHANTI HARI REALTY PVT LTD THRO ITS DIRECTOR UDAY SHANKAR, Address - HARI OM TOWER COMMERCIAL COMPLEX LALPUR RANCHI- ,Father/Husband Name SHYAMJI SINGH , PAN No.- *****418L,Permission Case No.- , Aadhaar No. *****5142</b>

Witness Information	<b>Mr. RAHUL KUMAR , Address - UPPER BAZAR RANCHI-, Father/Husband Name-DINESH GUPTA</b>
---------------------	--

Identifier Details	<b>Mr. RAHUL KUMAR , Address - UPPER BAZAR RANCHI-, Father/Husband Name-DINESH GUPTA</b>
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Property Id:501337
Fee Rule:Sale Deed

1	Stamp Duty	4,24,000
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1	SP	1,530
<b>Total</b>		<b>1,530</b>

Property Id:501337

**Fee Rule:Sale Deed**

1	PR	1
2	LL	3
3	A1	3,18,000
<b>Total</b>		<b>3,18,004</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.

*[Handwritten Signature]*

Deed Writer / Advocate

*[Handwritten Signature]*

Vendee / Claimant

*[Handwritten Signature]*

Vendor / Executant

Amid Cupda.

ନିର୍ଦ୍ଦେଶକ : ନିର୍ଦ୍ଦେଶ

ପୂର୍ବକାରୀ ପ୍ରମାଣ  
ଅଧିକାରୀ

ସୁମିତ୍ରା ଦେବୀ



## Document Registration Summary 1

Date :-18-Mar-2021

- Government/Market Value: ₹1643900/-
- Transaction Amount: ₹106000000 /-
- Paid Stamp Duty: ₹424000 /-

On Date 18-03-2021 Presented at SRO - Ranchi  
Signature of Presenter

SRO - Ranchi

Receipt : 460078

Receipt Date : 18-03-2021

Presenter Name: -

PR	₹1
SP	₹1530
LL	₹3
A1	₹318000
Stamp Duty	₹424000

<b>Total</b>	<b>₹743534</b>
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	424000	424000	0	GRAS	ShantiHariRealtyPvtLtdThroItsDirectorUdayShankar	GRN Number : 2105070490 DEPT Transaction Id : 906f1249ade4ed2d81a2 Transaction Type :	424000
PR	1	1	0	GRAS	ShantiHariRealtyPvtLtdThroItsDirectorUdayShankar	GRN Number : 2105070579 DEPT Transaction Id : 662f99a269b51592c958 Transaction Type :	1
SP	1530	1530	0	GRAS	ShantiHariRealtyPvtLtdThroItsDirectorUdayShankar	GRN Number : 2105070579 DEPT Transaction Id : 662f99a269b51592c958 Transaction Type :	1530
A1	318000	318000	0	GRAS	ShantiHariRealtyPvtLtdThroItsDirectorUdayShankar	GRN Number : 2105070579 DEPT Transaction Id : 662f99a269b51592c958 Transaction Type :	318000

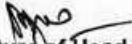
LL	3	3	0	GRAS	ShantiHariRealtyPvtLtdThroltsDirectorUdayShankar	GRN Number : 2105070579 DEPT Transaction Id : 662f99a269b51592c958 Transaction Type :	3
Sub Total	743534	743534	0				

Article : Sale Deed Number of Pages : 102

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 :- 20210000036225

Deed Type	Sale Deed
Number of Pages	102
Fee Details	Stamp Duty :- Rs. 424000, PR :- Rs. 1, SP :- Rs. 1530, A1 :- Rs. 318000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1643892/- ,Transaction Amount :- Rs.10600000/-
Property Details	District :- Ranchi , Tehsil :- Baragai , Village Name :- Gari Location :- Main Road, Gari Word No 6 Property Boundaries :- East: ROAD, West: PART PLOT/ LAND OF RAM SWAROOP BHARTIYA, South: PART PLOT/ LAND OF RAM SWAROOP BHARTIYA, North: PLOT NO. 705 Volume Number - 3Page Number - 1Holding Number - 0060003256000A2Khata Number - 126Plot Number - 705/1984Ward Number - 6 Area Of Land :- 5.53 Decimal

Sh./Smt.VIKAS PRASAD GUPTA s/o/d/o/w/o LATE OM PRAKASH GUPTA has presented the document for registration in this office

today dated :- 18-Mar-2021 Day :- Thursday Time :- 12:30:06 PM



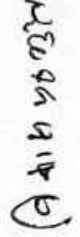





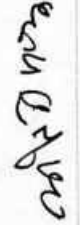








VIKAS PRASAD  
GUPTA(Individual)

② विकस प्रसाद



Party Name	Document Type	Document Number
VIKAS PRASAD GUPTA	PAN/UID	AOQPG1217B

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	<b>VIKAS PRASAD GUPTA</b> Address1 - KISHOREGANJ CHOWK BEHIND HARIJAN COLONY RANCHI, Address2 - , , , Jharkhand PAN No.: AOQPG1217B,Permission Case No.-	Yes	Vikash Prasad Gupta Address:- , , , LOHA PATTI BAZAR, UPPER BAZAR, , Ranchi, 834001, , Jharkhand, India		SELLER Age:45			
2	<b>NAND KISHORE NAND</b> Address1 - KISHOREGANJ CHOWK BEHIND HARIJAN COLONY RANCHI, Address2 - , , , Jharkhand PAN No.: CGOPN4907M,Permission Case No.-	Yes	Nandkishor Nand Address:- , , , Shiv Shakti Nagar Side Road Balmiki Nagar, Harmu Road, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		SELLER Age:42			
3	<b>ARJUN SAHU</b> Address1 - KISHOREGANJ CHOWK BEHIND HARIJAN COLONY RANCHI, Address2 - , , , Jharkhand PAN No.: BSEPS2300C,Permission Case No.-	Yes	Arjun Sahu Address:- , , , KISHOR GANG ROAD NO 5/1, RANCHI, , Ranchi, 834005, , Jharkhand, India		SELLER Age:40			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
4	<b>AMIT GUPTA</b> Address1 - LALJEE SAH STREET DUM DUM NORTH 24 PARGANA WEST BENGAL, Address2 - ,,, Jharkhand PAN No.: BPIPG2064Q, Permission Case No.-	Yes	Amit Gupta Address:- , , 31, LALJEE SAH STREET, , Dum Dum(m), , North 24 Parganas, 700028, , West Bengal, India		SELLER Age:30			<i>Amit Gupta</i>
5	<b>SONI DEVI</b> Address1 - OPP MADHUKAM TALAB HEHAL RANCHI, Address2 - ,,, Jharkhand PAN No.: DEMPDP8934K, Permission Case No.-	Yes	Soni Devi Address:- , , Loha Patti, Upper Bazar, , Ranchi, 834001, , Jharkhand, India		SELLER Age:42			<i>Soni Devi</i>
6	<b>KAILASH PRASAD</b> Address1 - KISHOREGANJ CHOWK BEHIND HARIJAN COLONY RANCHI, Address2 - ,,, Jharkhand PAN No.: FUVPP6087G, Permission Case No.-	Yes	Kailash Prasad Address:- , , Bariatu University Colony, Bariatu, , Ranchi, 834009, , Jharkhand, India		SELLER Age:40			<i>Kailash Prasad</i>
7	<b>SHANTI HARI REALTY PVT LTD THRO ITS DIRECTOR UDAY SHANKAR</b> Address1 - HARI OM TOWER COMMERCIAL COMPLEX LALPUR RANCHI, Address2 - ,,, Jharkhand PAN No.: AAVCS7418L, Permission Case No.-	Yes	Uday Shankar Address:- Flat No-H 501, , 70 Circular Road, Hari Om Tower Residential, Lalpur, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		PURCHASER Age:41			<i>Uday Shankar</i>

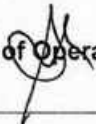
## Identification:


Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>RAHUL KUMAR</b> S/o-D/o <b>DINESH GUPTA</b> <b>Address1 - UPPER BAZAR RANCHI, Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			<i>Rahul Kumar</i>

## Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>RAHUL KUMAR</b> <b>Address1 - UPPER BAZAR RANCHI, Address2 -</b> , , , Jharkhand			

Signature of Operator 

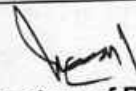
Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **VIKAS PRASAD GUPTA , SONI DEVI , NAND KISHORE NAND , KAILASH PRASAD , ARJUN SAHU , AMIT GUPTA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAHUL KUMAR**) Son/Daughter/Wife of (**DINESH GUPTA**) resident of (**UPPER BAZAR RANCHI**) and by occupation (**Business**).

Signature of Registering Officer 

Date:- 18-Mar-2021

Seal and Signature of Registering Officer 



Token No.: 20210000036225

## CERTIFICATE

Office of the SRO - Ranchi

This **Sale Deed** was presented before the registering officer on date **18-Mar-2021** by **VIKAS PRASAD GUPTA, S/O, D/O, W/O LATE OM PRAKASH GUPTA** resident of KISHOREGANJ CHOWK BEHIND HARIJAN COLONY RANCHI, "

This deed was registered as Document No:- **2021/RAN/2251/BK1/2003** in Book No :- **BK1**, Volume No :- 255 from Page No :- 485 to 586 at, office of **SRO - Ranchi**

Date:- **18-Mar-2021**

  
Registering Officer

