

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 3d965368df75fb6568ee

Receipt Date : 10-Dec-2022 01:39:43 pm

Receipt Amount : 260000/-

Amount In Words : Two Lakh Sixty Thousands Rupees Only

Token Number : 20220000146388

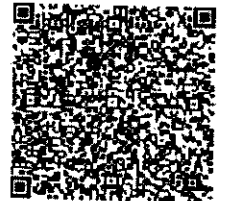
Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : SARBAMANGALA ASSOCIATES  
Represented By SATYA PRIYA MAZUMDAR  
( Vendee )

GRN Number : 2214692720

*Handwritten signature*  
12/12/2022



:- For Office Use :-

*Defected  
②*



2022/JSR/6182/BK1/5732

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।

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sale value: 65,00,000/-

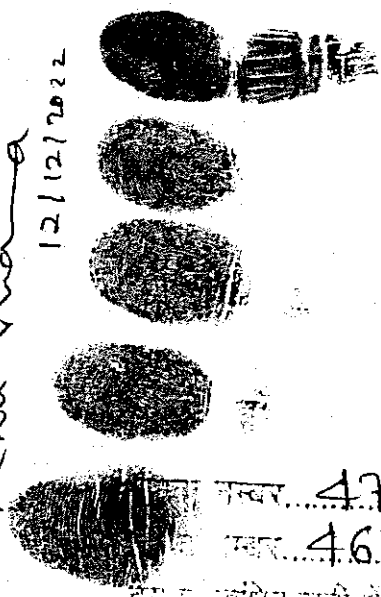
P.S. SARKAR

Stamp 2,60,000/-



PRADIP R. SARKAR Advocate District Civil Court Jamshedpur

Renu Sharma 12/12/2022



477, 467, देय प्रमाणित सूची में दर्ज नहीं है।

विभाग 24 के अधीन आने वाले भारतीय स्वाम्य-अधिग्रहण (अधिग्रहण) अधिनियम, 1948 की धारा 23 के अंतर्गत...

मिाला अतर निबन्धक... SALE DEED

न्यूनतम मूल्यांकन सूची से जाँचा एवं सही पाया।

Handwritten signature and date 12/12/2022

Handwritten signature and date 12/12/22

Handwritten signature and date 12/12/22

THIS DEED OF SALE IS MADE ON THIS THE 12th DAY OF DECEMBER 2022, AT JAMSHEDPUR, BY AND BETWEEN:

For Chargeable

- 4 - 1,95,000 = 00
LL - 03 = 00
PR - 01 = 00

Mrs Renu Sharma Wife of Mr Om Prakash Sharma, by faith Hindu, by Caste General (Non CNT), by occupation Household affairs, by Nationality Indian, resident of House No. 1, Nalini Enclave, Devi Mandap Road, Hesal, P.O. Hehal, Sukhdeo Nagar, town Ranchi, District Ranchi, in the State of Jharkhand, hereinafter referred to as the Seller (Which expression shall, unless excluded or repugnant to the context, mean and include the legal heirs, successors, executors, administrators, nominees and assigns etc.) of the One Part (PAN No. BLFPS7259N, UID No. xxxx xxxx 1991);

Handwritten signature and date 12/12/22

*Purna Chandra*  
12/12/2022

**IN FAVOUR OF**

**M/s SARBAMANGALA ASSOCIATES**, a Partnership firm (PAN No. AESFS4253D), having its office at Shop/Unit No. 1/A, First Floor, Prerna Tower, Near Akashdeep Plaza, Holding No. A-1/1, Bijay Nagar, Golmuri; within P.S. Si-dhgora, town Jamshedpur, District East Singhbhum, in the State of Jharkhand, represented by one of its Partners **Sri Satya Priya Mazumdar** Son of Late Sukumar Mazumdar, by faith Hindu, by occupation Business, by Nationality Indian, resident of Flat No. 5 AB, H. No. 108, Prerna Sarala Apartment, New Baradwari, P.S. Sitaramdera, town Jamshedpur, District East Singhbhum, in the State of Jharkhand (PAN No. AESPM9576M, UID No. ~~xxxx~~ ~~xxxx~~ ~~8411~~), hereinafter referred to as the Purchaser (Which expression shall unless excluded or repugnant to the context, mean and include the respective legal heirs, successors, executors, administrators, nominees, assigns etc. of the Partners of the Firm, successors in office etc.) of the **Other Part**.

**Nature of Deed: Sale Deed**

**Consideration Amount: Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only**

**SCHEDULE**

(Description of the property hereby Sold)

All that piece and parcel of raiyati homestead landed property measuring area 4 Kathas or 6.6 Decimals, recorded under New Khata No. 477, in Portion of New Plot No. 467, which have been entered in Volume No. 51, Page No. 16, situated within Mouza Sonari, P.S. Sonari, Survey Thana No. 1156, Ward No. 1 J.N.A.C., in town Jamshedpur, District Singhbhum East, District Sub-Registry office at Jamshedpur, in the State of Jharkhand, which is bounded by:

On the North: 3'ft. wide Alley,

On the South: 14'ft. wide Rasta,

On the East: K.K. Dutta

On the West: Purchaser's Nij

Ram Sinc  
12/12/2022

Annual ground rent payable to the landlord, the State of Jharkhand, through the C.O., Jamshedpur.

**WHEREAS**, the Seller above named is the sole, absolute, lawful, bonafide owner of the Schedule above property and She has been in peaceful physical possession and occupation over the said property without any kind of let, hindrance or disturbances from any corner and is the lawful, absolute, bonafide owner thereof by exercising all acts of ownership thereto;

**Whereas**, in the Survey Khatiyan of the last Survey Settlement operation, records of which was finally published on 24<sup>th</sup> December 1995 the landed property under Khata No. 477, Plot No. 467 of Mouza & P.S. Sonari, Survey Thana No.1156, Ward No. 1 J.N.A.C., Jamshedpur, District Singhbhum East, was recorded in the names of Lakhi Narayan Das, Shashi Bhusan Das, Surendra Nath Das, Hutasan Das, all Sons of Late Krishna Chandra Das ;

**And Whereas**, in the meantime the said Khatiyani recorded owner Surendra Nath Das Son of Late Krishna Chandra Das, died intestate, un-married and hence issueless and the said Lakhi Narayan Das Son of Late Krishna Chandra Das also died leaving behind 1) Sri Lalit Das, 2) Sri Akhay Das, 3) Prahlad Das, all Sons of Late Lakhi Narayan Das, 4) Nuni Bala Devi Wife of Late Lakhi Narayan Das, as the surviving legal heirs and successors and as such 1) Sri Lalit Das, 2) Sri Akhay Das, 3) Prahlad Das, all Sons of Late Lakhi Narayan Das, 4) Sri Nimai Das Son of Sri Shashi Bhusan Das, 5) Nuni Bala Devi Wife of Late Lakhi Narayan Das, 6) Shashi Bhusan Das, 7) Hutasan Das, both Sons of Late Krishna Das, became the lawful joint owners of the said property by way of inheritance and succession and had been in peaceful physical possession over the said entire landed property;

Renu Sharma  
12/12/2022

**And Whereas**, by the execution of a Registered Sale Deed bearing Deed No. 7676 dated 12.12.1990, Regd. at Dist. Sub-Registry office at Jamshedpur, the Schedule above landed property was purchased by the Seller above named for valuable consideration amount of money from its previous lawful owners 1) Sri Lalit Das, 2) Sri Akhay Das, both Sons of Late Lakhi Narayan Das, both for self, 3) Sri Nimai Das Son of Sri Shashi Bhusan Das, the duly constituted Attorney of 4) Smt Nuni Bala Devi Wife of Late Lakhi Narayan Das, 5) Sri Prahlad Das Son of Late Lakhi Narayan Das, 6) Sri Shashi Bhusan Das, 7) Sri Hutasan Das, both Sons of Late Krishna Das vide Regd. General Power of Attorney No. IV 206 (Sl. No. 1495) dated 26.02.1988, Regd. at DSRO Jamshedpur and thereafter by the issue of a Correction slip showing mutation vide Mutation Case No. 973 / R27 / 2017-2018 order dated 04.10.2017, the said purchased piece of land was recorded and mutated in the records of the Landlord, the State in the name of the Seller above named and she has been paying land revenue for the said landed property to the Landlord, the State and obtains receipts in her own name and since the date of such purchase the Seller above named have been in peaceful physical possession and occupation over the said property morefully described in the Schedule above without any let, hindrance of disturbances from any corner and by the exercise of all acts of ownership thereto;

**AND WHEREAS**, now being in urgent need of money, the Seller above named proposed to sale the property more fully described in the Schedule above for a total consideration amount of **Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only** and the Purchaser have agreed to purchase the same for the said price.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS**

1. That in pursuance of the above agreement and in consideration of the said sum of **Rs. 65,00,000/- (Rupees Sixty Five Lakhs) only** paid by the Purchaser, the receipt of which sum the Seller do hereby admit and

Ram Sharma  
12/12/2022

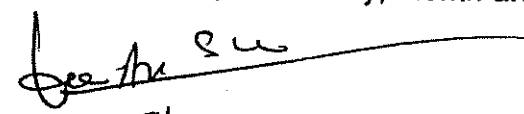
the Purchaser suffers any loss in future, then the Seller shall be liable to compensate such loss of the Purchaser.

4. That the Schedule above landed property do not belong to Schedule Caste / Schedule Tribe / Mandir / Majid / Church etc. and is not a Forest Land, Railway land or Govt. vest Land and is free from Anabad Jharkhand Sarkar, Sarbasadharan and the Seller do not belong to any of the restrictive classes as per the provisions of Section 46 (1) (a, b) of Chhota Nagpur Tenancy Act 1908 and there is no violation of Sec 22 (a) of Indian Registration Act 1908.

5. That the terms Seller and Purchaser used in this Deed of Sale shall mean and include their respective legal heirs, successors etc. unless the same are repugnant to the context.

IN WITNESS WHEREOF the Seller have hereunto set and subscribed her hands on this Deed of Sale, on the day, month and year first above written.

Witness:

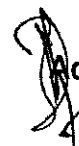
- 
1. Om Prakash Sharma  
s/p Late Bhudra Sharma  
Rajni Enclave-01  
Sevi Mandap Road  
Ratu Road, Ranchi (Jharkhand)
  2. Sandeep Tapah  
St. Sushil Kr Tapah  
Tapah Compound  
Station Road, Jyeshtha  
Jamsheer - 831006

Read over and explained the contents of this deed to the executants who admits the same it to be true and correct.

Typed by:

  
Shiva

Drafted by:

  
Advocate

*[Signature]*  
12/12/2022

**Memo of Consideration**

Cheque No.	Amount (Rs.)	Drawn on Bank
CASH	11,000/-	-----
554801	5,00,000/-	Utkarsh Small Finance Bank, Jamshedpur
554802 / RTGS	5,00,000/-	---Do---
554803 / RTGS	5,00,000/-	---Do---
554804 / RTGS	5,00,000/-	---Do---
554805 / RTGS	5,00,000/-	---Do---
554806	5,00,000/-	---Do---
554807	5,00,000/-	---Do---
554808	10,00,000/-	---Do---
554809	10,00,000/-	---Do---
554810	9,24,000/-	---Do---
TDS	65,000/-	
<b>Rs. 65,00,000/-</b>		

Ravi Kumar  
12/12/2022

**Signature, Photograph and five finger prints of the left hand of the Purchaser**



12/12/2022  
Ravi Kumar



PRADIP R. SARKAR  
Advocate  
District Civil Court  
Jamshedpur

Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been obtained by me or in my presence.

Advocate



नाम अधिसूचित क्षेत्र जमशेदपूर  
 वार्ड संख्या 1  
 चादर संख्या 4  
 राजस्व थाना घाटशिला  
 जिला सिंहभूम

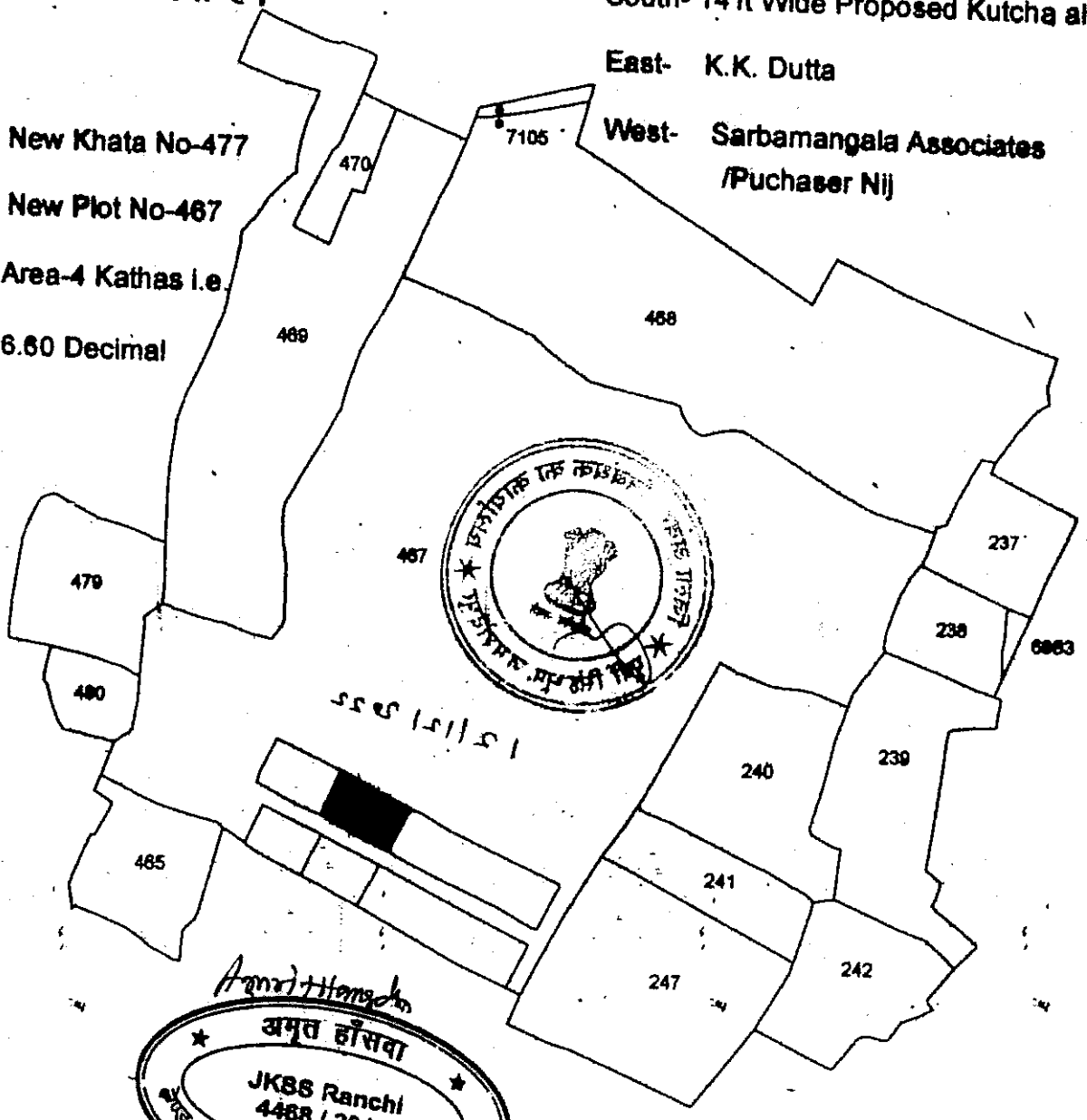
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 12/12/2022

पैमाना 1से0मी = 20 मी0  
 सन् 1970-71 ईस्वी  
 प्रस्तावित भूमि को लाल  
 रंग में दर्शाया गया है।

Bounded by:-

North-3'ft Wide Proposed Kutcha alley  
 South- 14'ft Wide Proposed Kutcha alley  
 East- K.K. Dutta  
 West- Sarbamangala Associates  
 /Puchaser Nij

New Khata No-477  
 New Plot No-467  
 Area-4 Kathas i.e  
 6.60 Decimal



*Handwritten signature*  
 अमृत हाँसवा  
 JKSS Ranchi  
 4488 / 2014  
 जमशेदपुर (अमीन), गोडगोड, मानवा

# JAMSHEDPUR(NAC), JAMSHEDPUR(NAC)

**HOLDING TAX DEMAND**  
(THIS IS NOT PAYMENT RECEIPT)

Department / Section : Revenue Section  
Account Description : Holding Tax & Others  
Property Type : Vacant Land  
Assessment Type : New Assessment

Ward No : 1  
SAF No. : SAF731378031222080637

Print Date Time : 03-12-2022 20:08 PM

Owner Name : RENU SHARMA W/O OM PRAKASH SHARMA  
Address : MOUZA SONARI, PO PS SONARI, JAMSHEDPUR 831011, JAMSHEDPUR(NAC), EAST SINGHBHUM - 831011  
Mobile No: 9263720004 [To Update please call tollfree no 18002586545]

Current, Yearly Tax Details						
ARV		Effect From			Yearly Tax	
0		1/2022-2023			800.00	
Demand		Quarterly Tax	Additional Tax	Total Quarterly	Total Quarter	Total Dues
From	Upto					
1 / 2016-2017	4 / 2021-2022	100.00	0.00	100.00	24	2400.00
1 / 2022-2023	4 / 2022-2023	200.00	0.00	200.00	4	800.00
* Total Quarterly Tax + Total Additional Tax = Total Dues					<b>Total Demand</b>	<b>3200.00</b>
					<b>Total Advance</b>	<b>0.00</b>
					<b>Total Penalty</b>	<b>3062.00</b>
					<b>Grand Total Demand</b>	<b>6262.00</b>
<b>Total Demand (In Words)</b>	<b>Six Thousand Two Hundred and Sixty-Two Rupees Only</b>					

**Note:-**

- Avail 5% rebate on yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year. After 30 June Penalty @1% Per Month will be levied.
- This is only demand and not Payment Receipt. (यह भुगतान नहीं, मांग रसीद है।)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. 18002586545

For Details Please Visit : [suda.jharkhand.gov.in](http://suda.jharkhand.gov.in)  
or, Call us at 18002586545

Issued by : JAMSHEDPUR(NAC)

In Collaboration With  
Sparrow Softech Pvt. Ltd.

# Form 26QB

Your E-tax Acknowledgement Number is **BJ2368236**

- 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	2023-24
Minor Head Code	800	Financial Year	2022-23
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AESFS4253D	Permanent Account No. (PAN) of Transferor (Payee/Seller)	BLFPS7259N
Full Name (Masked) of the Transferee	SARXXXNGALA ASSOCIATES	Full Name (Masked) of the Transferor	RENX XXXRMA
Category of Transferee on the basis of PAN	Firm and/or Limited Liability Partnership	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

*Rem Chandra*

## Complete Address of the Property Transferee

Name of premises/Building/ Village	SHOP NO 1A
Flat/Door/Block No.	PRENA TOWER
Road/Street/Lane	NEAR AKASH DEEP PLAZA
City/District	GOLMURI, JAMSHEDPUR
State	JHARKHAND
Pin Code	831007
Email ID	SANDEEPTAPADIA7@GMAIL.CO M
Mobile No.	9431345317

## Complete Address of the Property Transferor

Name of premises/Building/ Village	W/O OM PRAKASH SHARMA
Flat/Door/Block No.	HOUSE NO 1
Road/Street/Lane	NALINI ENCLAVE DEVIMANDAP
City/District	HEHAL SUKHDEO NAGAR, RANC
State	JHARKHAND
Pin Code	834005
Email ID	PRAKASHSHARMA2112@GMAIL.C OM
Mobile No.	9431597122

Date of Agreement/Booking	01/12/2022	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	01/12/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	01/12/2022		
Payment Type	Lumpsum		

Complete Address of the Property Transferred

Type of Property Land  
Name of premises/Building/ Village KHATA NO  
Flat/Door/Block No.  
Road/Street/Lane KHATA NO 477 PLOT NO 467,  
City/District SONARI JAMSHEDPUR  
State JHARKHAND  
Pin Code 831011

Tax Deposit

Details

Rate of TDS (in %)	1
Total Amount Paid/Credited	6500000
TDS Amount to be paid	65000
Interest	0
Fee	0
Total payment	65000.00
Value in words	Sixty Five Thousand Rupees and paise

Total Value of Consideration (Property Value) 6500000 Stamp Duty Value For Property 6500000  
Mode of Payment Online (Net-Banking)  
Bank Name State 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.

*Ram Sharma*

# Tax Payer Counterfoil

PAN **AESFS4253D**

Received from : SARXXXXNGALA  
ASSOCIATES

Rs : **65000/-**

(in words) : Sixty Five Thousand Rupees Only

Drawn On : **Internet Banking through SBI**

PAN ON ACCOUNT OF INCOME TAX  
ON: Major Head : OTHER THAN  
COMPANIES TAX[0021]  
Minor Head : TDS on Sale of Property[800]

For the assessment year : **2023-24**

Payment Status : **Success**

SBI Ref No. : IK0BZSAND7

	BSR Code	Tender date	Challan No
CIN	0004329	071222	04335
Date of challan :	07-12-2022		

**State Bank of India**  
Bangalore Focal Point Branch  
Bangalore  
(Internet Collection Center)

*Ramu Srinivas*



*Remu Sharma*

*g2665  
AS280  
945  
92-12-20  
PUCIS  
26/12/96*

SALE DEED

THIS DEED OF SALE is made on this the 14 day of December 1996 BETWEEN :

1. Sri LALIT DAS, son of Late Lakhi Narayan Das,
2. AKHAY DAS, son of Late Lakhi Narayan Das, for self,
3. NIMAI DAS, son of Sri Shashi Bhusan Das, both consti-  
tuted Attorney for 4. NIMI BALA DEVI, wife of Late  
Lakhi Narayan Das, 5. PRAHLAD DAS, son of Late Lakhi  
Narayan Das, 6. SHASHI BHUSAN DAS, 7. HUTASAN DAS, both  
sons of Late Krishna Das, vide General Power of Attorney  
No. IV-206, (Sl. No. 1495) dated 26.2.88, registered  
at Jamshedpur Sub-Registry Office, all by faith Hindu,  
by Nationality Indian, resident of Old Sonari, P.S.  
Sonari, in town Jamshedpur, District Singhbhum East,  
hereinafter called the "SELLERS" of the ONE PART;

IN FAVOUR OF

Mrs. REMU SHARMA, wife of Shri Om Prakash Sharma,  
by faith Hindu, by Nationality Indian, resident of

*85/17  
22  
92-12-20  
श्री गणेशाय नमः  
09/12/24  
रु. 2.00  
रु. 2.00  
रु. 0.50  
386.4*

11501. Dt: 5.12.90 Kalit Das A Son  
for Sale Rs 500

11501 A Rs 500  
11502 A Rs 200  
11503 A Rs 200  
11504 A Rs 100  
11505 A Rs 100  
-----  
Rs 900

11501  
11502  
11503  
11504  
11505

Dhanendra

कलित दास  
सिपाही भागा बागशी  
92-92-16  
20.20 स.म.म  
रामेश्वर

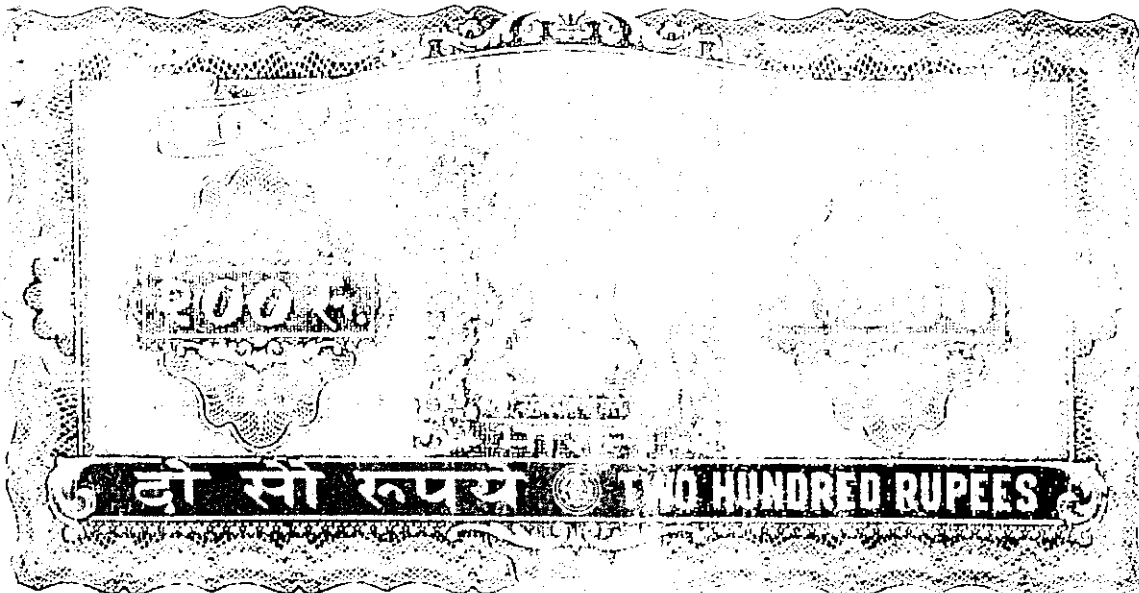
मलिकदास



92-92-16  
मलिकदास  
सिपाही भागा बागशी  
रामेश्वर

मलिकदास  
92-92-16

102  
मलिकदास  
92-92-16



Page No. 2.

Gr. No. L2/8, Tamaris Road Sakchi, P.S. Sakchi, in town Jamshedpur, District Singhbhum East, hereinafter called the "PURCHASER" of the OTHER PART;

NATURE OF TRANSFER: S A L E.

VALUE OF THE LAND: Rs. 14,000/- (Rupees Fourteen Thousand) only;

SCHEDULE.

(DESCRIPTION OF THE LAND HEREBY TRANSFERRED)

ALL THAT Agricultural Raiyati Land, measuring an area : 0-4-0 (Four) Kathas; in part of Old Plot Nos. 95 & 96, Under Old Khata No. 32, corresponding to New Survey Plot No. 467 (part); under Not final Khata No. 477 (New), in mouza Sonari, recorded in Ward No. 1 Jamshedpur N.A.C. P.S. Sonari, Thana No. 1156; in town Jamshedpur, District Sub-Registry Office, Singhbhum East, Jamshedpur, District Singhbhum East ;

which is bounded and butted as follows; that is to say :-

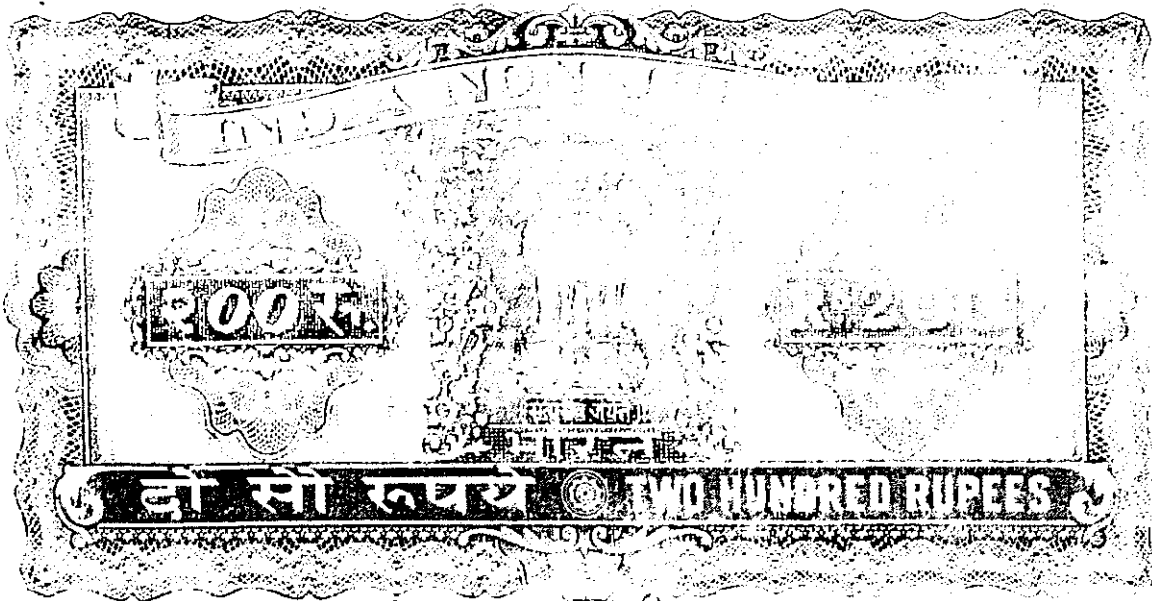
On the North By : 3' ft. wide Alley;

On the South By : 14' ft. wide Road;

On the East By : K. K. Datta;

On the West By : At present Maya Datta;

*Ram Chandra*



Page No. 3.

Annual rent Rs.1/- only; P-ayable to the Landlord : The State of Bihar, Block at Jamshedpur.

The Location of the Land shown in Red Colour of the Sketch Map attached herewith which will be treated a part of this Deed.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the Sellers are the sole, exclusive and Lawful owner of ALL THAT Agricultural Raiyati land, more particularly mentioned in the Schedule above, AND

WHEREAS the land under Old Khata No. 38 of mouza Sonari, recorded in ward No. 1 Jamshedpur N.A.C. has been recorded in the names of Laxhi Narayan Das, deceased husband of Seller No. 4 and father of Sellers Nos. 1,2 and 5, & Shashi Bhusan Das Seller No.6 Hutagan Das Seller No. 7 along with one Surendra Nath Das; who died unmarried and issue less and after his death the present Sellers being his heirs and surviving successors inherited the all Estate left by said Surendra Nath Das, including the share of land in Khata No. 38 aforesaid, and have been in possession over the same. Said Laxhi Narayan Das, since deceased, and after his

Ram Saha



Handwritten notes and signatures below the banknote, including 'Page No. 4.', 'S. S. S. S.', and '12/1/14'.

Handwritten signature 'Ramu Sharma' on the right side of the page.

death the Seller No. 4 and Sellers Nos. 1, 2 & 5, respectively being his widow and sons inherited the land left by said Lakhi Narayan Das and have been in possession over the same. The Sellers being the absolute owner have been in possession over the said land morefully mentioned in the Schedule above and exercising all acts of ownership thereto to the knowledge of all without any interruption from any other; AND

WHEREAS the Sellers have agreed with the Purchaser for ABSOLUTE SALE of the said land to the Purchaser for a total consideration of Rs.14,000/- (Rupees Fourteen thousand) only;

NOW THIS DEED OF SALE WITNESSETH :

THAT in pursuance of the said agreement and in consideration of the said sum of Rs.14,000/- (Rupees Fourteen Thousand) only; the Purchaser paid to-day to the Sellers a sum of Rs.14,000/- (Rupees Fourteen Thousand) only; which sum the Sellers do hereby accept and acknowledge as full, final and highest consideration money of the said land and do hereby convey their said land to the Purchaser by this deed of sale.

THAT all the rights, title and interest of the said land of the Seller are now vested in the Purchaser and the Purchaser with her heirs will enjoy and possess the same for ever without any interruption from the side of the Sellers and their heirs and



Page No. 5  
 12/12/90  
 03-86-26  
 Accepted  
 M. M. Sarkar  
 12/12/90

Ram Sharma

successors.

That the Sellers or their heirs and successors will have no claim over the land hereby conveyed by this deed of sale.

THAT the ground rent of the said land now will be paid by the Purchaser in place of the Sellers and the Sellers also gave delivery of possession of the said land in favour of the Purchaser and she will be at liberty to get her name mutated and recorded in the office of the Landlord, in respect of the said land, and will pay ground rent and other taxes in her own name.

THAT the land hereby conveyed is free from all encumbrances, charges or liens and prior to this sale the Sellers have not conveyed or otherwise alienated the said land or part thereof to any other third party or concern.

IN WITNESS WHEREOF the Sellers do hereunto set their hands to-day at Jamshedpur on the date mentioned above.

Read over and explained the contents of this deed to the executants who admit it to be correct. M.M.S.  
12/12/90.

WITNESSES :-

1. Prabodh K. Das

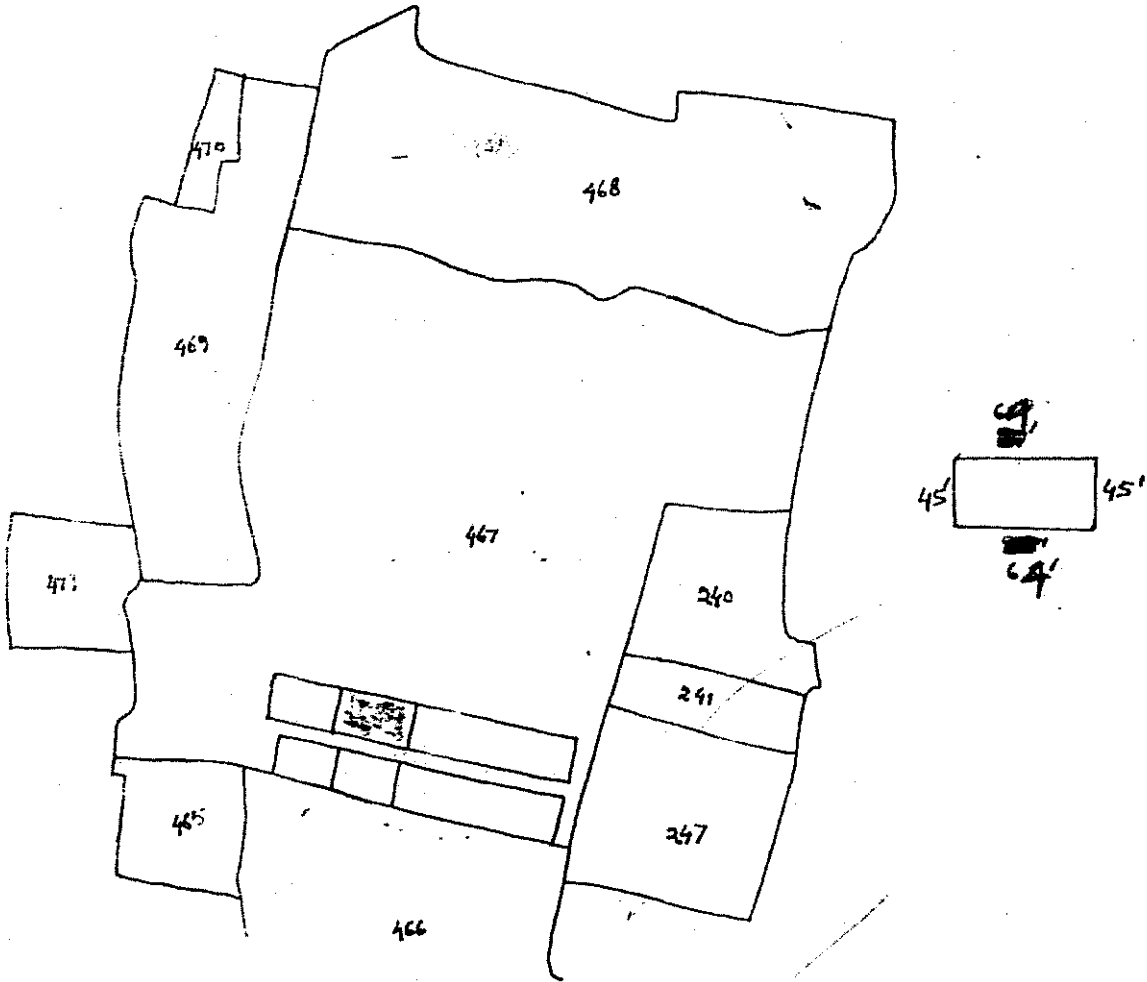
2. 12/12/90

Typed by : M.M. Sarkar, Jamshedpur. M.M.S.  
12/12/90.

गाम अधिसूचित क्षेत्र जमशेदपुर वार्ड संख्या 1, चार्टर संख्या 4,  
 राजस्व भागा घाटशिका, जिला सिंहभूम, पैमाना 1 से.मी. = 20 मी. सन् 1970-71 ई.  
 काक है। ये प्रति कट नं. 467 का अंश रकबा 6-4-0 कड़वा

Certified that this trace map is exact and true copy of the original map.

Ramu Sharma



Handwritten notes on the left margin, including a vertical line and some illegible text.

Handwritten notes at the bottom left corner.

Handwritten signature or name at the bottom center.

Nishanda

12/12/0

जमशेदपुर  
नाम नकदी का नाम भावली  
थाना वी थाना नम्बर

V

पत्र संख्या / पत्र संख्या  
नाम नकदी का नाम भावली  
वी संकुनत नम्बर।  
Page No. 16  
Vol No 51  
Receipt No. 0046622901

जमशेदपुर   सोनारी   1156   Renu Sharma		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
477	467	0 एकड़ 6.6 डिसमील 0 हेक्टर

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

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

मांग बावत	सालाना	बकाया				हाल (2022-2023)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	66.00				66.00	
गुजारी (भावली)	16.50				16.50	
सेस	33.00				33.00	
सूद	33.00				33.00	
मुतफरकात	13.20				13.20	
मीजान	161.70				161.70	

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतातबा हाल (2022-2023)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					66.00	<i>Renu Sharma</i>
गुजारी (भावली)					16.50	
सेस					33.00	
सूद					33.00	
मुतफरकात					13.20	
मीजान अदायकारी					161.70	

(१) मीजान कुल (तफजौ में) : One Hundred Sixty One Rupees and Seventy Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 161.70

तारीख अमला तहसील कुनिन्दा : 24-05-2022

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Tata Cnr  
गुजारी  
*Renu Sharma*



जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हल्का	हल्का-10
इस्टेट का नाम	झारखण्ड	भाग	51	पृष्ठ संख्या वर्तमान	16	धाना न.	1156
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व धाना न	धाणा का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है खाता न. भाग वर्तमान पृष्ठ संख्या वर्तमान	कारोबार विस्तृत सूचना खाता न. प्लॉट न. क्षेत्रफल
2226	973/R27/2017-2018	सोनारी/1156	घाटशिला	04/10/2017	By Sale Registration Deed 7676 Dated 12/12/1990	477 5 245	477 467 6.6 डिसमील
							लागान
							रजिस्ट्रार अदालत द्वारा अग्रणी

क्रेता का नाम :

(Renu Sharmaपति-Om Prakash Sharma, जाति-हिन्दू, पत्ता-Sakchi)

जमाबंदी रयत का नाम :

श्रीमति शिवानी दास एवं-पिता-स्व. अक्षय दास

विक्रेता का नाम :

Lalit Das etc., पिता-Late Lakhi Narayan Das, जाति-अजात, पत्ता-Sonari

संभारत कार्याचारी हल्का-10 को आवश्यक कार्यवाही एवं सूचनार्थ हस्ताक्षरित ।

एक एक कंप्यूटर जनित प्रति है

ये तीन केवल भार्गो की जानकारी के लिए है

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

Signature valid

Digitally signed by

MAHESHWAR MAHTO

अंचलाधिकारी जमशेदपुर

Renu Sharma

INCOME TAX DEPARTMENT  
GOVT. OF INDIA

**RENU SHARMA**  
**MATHURA PRASAD SHARMA**

25/05/1962  
Panhard Account Number  
**BLPP37259N**

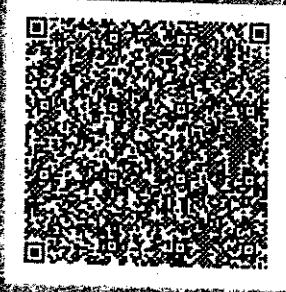
Signature

*Renu Sharma*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

वित्तीय खाते संख्या  
Financial Account Number (FAN)  
AFSPS/2581D



वित्त विभाग  
SAVED MAN (GAL) ASSOCIATION

पता: ...  
...

Transaction Success!

*[Handwritten signature]*

Name	SarbamangalaAssociatesRepresentedBySatyaPriyaMazumdar
Token No / Depositor ID	20220000146388
Amount	196144
Transaction ID	5c1eb72b3a907168d732
GRN	2214708622
CIN	10002162022121202479
Time	2022-12-12 11:19:43

*[Handwritten signature]*

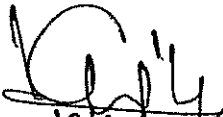
Transaction Success!

Name	SarbamangalaAssociatesRepresentedBySatyaPriyaMazumdar
Token No / Depositor ID	20220000146388
Amount	196144
Transaction ID	5c1eb72b3a907168d732
GRN	2214708622
CIN	10002162022121202479
Time	2022-12-12 11:19:43

*Renu Sharma*

## निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

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

  
 जाँच लिपिक का हस्ताक्षर  
 तिथि सहित

  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित



## Document Registration Summary 1

Date :-12-Dec-2022

- Government/Market Value: ₹6311300/-
- Transaction Amount: ₹6500000 /-
- Paid Stamp Duty: ₹260000 /-

On Date 12-12-2022 Presented at District SRO -  
Jamshedpur

Signature of Presenter

  
District SRO - Jamshedpur

Receipt : 749465

Receipt Date : 12-12-2022

Presenter Name: -

PR

₹1

SP

₹1140

LL

₹3

A1

₹195000

Stamp Duty

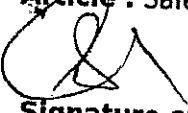
₹260000

Total

₹456144

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	260000	260000	0	GRAS	SarbamangalaAssociatesRepresentedBySatyaPriyaMazumdar	• GRN Number : 2214692720 • DEPT Transaction Id : 3d965368d75fb6568ee • Transaction Type :	260000
PR	1	1	0	GRAS	SarbamangalaAssociatesRepresentedBySatyaPriyaMazumdar	• GRN Number : 2214708622 • DEPT Transaction Id : 5c1eb72b3a907168d732 • Transaction Type :	1
SP	1140	1140	0	GRAS	SarbamangalaAssociatesRepresentedBySatyaPriyaMazumdar	• GRN Number : 2214708622 • DEPT Transaction Id : 5c1eb72b3a907168d732 • Transaction Type :	1140
A1	195000	195000	0	GRAS	SarbamangalaAssociatesRepresentedBySatyaPriyaMazumdar	• GRN Number : 2214708622 • DEPT Transaction Id : 5c1eb72b3a907168d732 • Transaction Type :	195000
LL	3	3	0	GRAS	SarbamangalaAssociatesRepresentedBySatyaPriyaMazumdar	• GRN Number : 2214708622 • DEPT Transaction Id : 5c1eb72b3a907168d732 • Transaction Type :	3
Sub Total	456144	456144	0				

Article : Sale Deed Number of Pages : 76

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20220000146388

Deed Type	Sale Deed
Number of Pages	76
Fee Details	Stamp Duty :- Rs. 260000, PR :- Rs. 1, SP :- Rs. 1140, A1 :- Rs. 195000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6311257/- , Transaction Amount :- Rs.6500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Sonari Location :- Other Road, Sonari Property Boundaries :- East: K K Dutta, West: Purchaser's Nij, South: 14' ft. wide Rasta, North: 3' ft. wide Alley Volume Number - 51 Page Number - 16 Khata Number - 477 Plot Number - 467 SAF Number - SAF731378031222080637 Ward Number - 1 Area Of Land :- 6.60 Decimal

Sh./Smt. RENU SHARMA s/o/d/o/w/o Om Prakash Sharma has presented the document for registration in this office





today dated :- 12-Dec-2022 Day :- Monday Time :- 12:06:37 PM





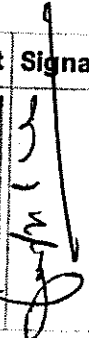
RENU SHARMA(Individual)

Party Name	Document Type	Document Number
RENU SHARMA	PAN/UID	BLFPS7259N

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

<p>1</p> <p><b>RENU SHARMA</b>  Address1 - House No.1,  Nalini Enclave, Devi  Mandap Road, Hesal,  P.O. Hehal, Sukhdeo  Nagar, Town Ranchi,  District Ranchi,  Jharkhand, Address2 -  , , , Jharkhand  PAN No.:  BLFPS7259N,Permission  Case No.-</p>	<p>Yes</p>	<p>Renu Sharma  Address:-  House no - 1,  Nalini  Enclave, , ,  Devi Mandap  Road Hesal,  Post - Hehal,  Sukhdeo  Nagar, ,  Ranchi,  834005, ,  Jharkhand,  India</p>	<p>SELLER  Age:60</p>		 <p><i>Renu Sharma</i></p>
<p>2</p> <p><b>SARBAMANGALA ASSOCIATES</b>  Represented By SATYA  PRIYA MAZUMDAR  Address1 - Office at  Shop/Unit No. 1/A, First  Floor, Prena Tower, Near  Akashdeep Plaza, Holding  No. A-1/1, Bijay Nagar,  Golmuri, within P.S.  Sidhgora, Town  Jamshedpur, District East  Singhbhum, Address2 -  , , , Jharkhand  PAN No.:  AESFS4253D,Permission  Case No.-</p>	<p>Yes</p>	<p>Satya Priya  Majumdar  Address:- 5-  AB, H.NO.-  108,  PRERNA  SARALA  APARTMENT,  Back Side Of  Telephon,  Exchange  Office, Po-  Sakchi, NEW  BARADWARI,  SAKCHI,  Sakchi,  Bistupur, ,  East  Singhbhum,  831001, ,  Jharkhand,  India</p>	<p>PURCHASER  Age:54</p>		 <p><i>Satya Priya Mazumdar</i></p>

**Identification:**

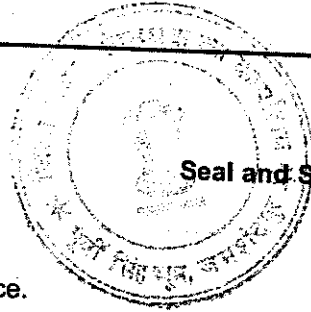
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p><b>OM PRAKASH SHARMA</b>  S/o-D/o Late Bhudeo Sharma  Address1 - Nalini Enclave, House No.1, Devi mandap Road, Hesal, P.O.  Hehal, Thana Sukhdev Nagar, Ranchi, Jharkhand, Address2 -  , , , Jharkhand  PAN No.:</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>SANDEEP TAPADIA</b> Address1 - Flat No. 101, Mathura Villa, Station Road, Near Ghora Chowk, Jugsalai, Jamshedpur, District East Singhbhum, Address2 - ,,, Jharkhand			

Signature of Operator

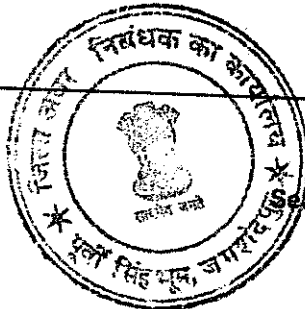


Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( RENU SHARMA), has/have admitted the execution before me. He/ She/ They has / have been identified by (OM PRAKASH SHARMA) Son/Daughter/Wife of (Late Bhudeo Sharma) resident of (Nalini Enclave, House No.1, Devi mandap Road, Hesal, P.O. Hehal, Thana Sukhdev Nagar, Ranchi, Jharkhand) and by occupation (Business).

Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 12-Dec-2022



झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

December 11, 2022

पंजी II प्रति

भाग वर्तमान	51	पृष्ठ संख्या	16										
जिला का नाम	पूर्वी सिंहभूम	जन्मदल नाम	धरमभूम										
मौजा का नाम	सोनारी	होल्डिंग संख्या	477										
अकेल का नाम	जमशेदपुर	हस्ताक्षर का नाम	हत्या-6										
तौली संख्या		पाना नम्बर	1156										
		इस्टेट का नाम	JHARKHAND										
		खाता का प्रकार	—										
Renu Sharma, पति-Orn Prakash Sharma, जाति- हिन्दू													
खसत नम्बर	प्लॉट संख्या	एकता	परिचयन के लिए प्राधिकार										
477	467	0 ए 6.6 हि 0 हे	नामान्तरण मुकदमा संख्या 973/2017 - 2018										
	कुल परिचयन	0 ए 6.6 हि 0 हे	समान										
			0										
तारीख	प्रति का संख्या	काल से	काल तक	समस्त ककमप	समस्त ककमप	रॉड सेल ककमप	रॉड सेल ककमप	सिडल सेल ककमप	सिडल सेल ककमप	समस्त सेल ककमप	समस्त सेल ककमप	सूचि सेल ककमप	सूचि सेल ककमप
10-06-2017	1507296111	2017-2018	2017-2018	0	66	0	16.5	0	33	0	33	0	13.2
04-20-2019	0073911477	2018-2019	2019-2020	66	66	16.5	16.5	33	33	33	33	13.2	13.2
07-02-2020	0066733205	2020-2021	2020-2021	0	66	0	16.5	0	33	0	33	0	13.2
06-21-2021	0899053777	2021-2022	2021-2022	0	66	0	16.5	0	33	0	33	0	13.2
05-24-2022	0046622901	2022-2023	2022-2023	0	66	0	16.5	0	33	0	33	0	13.2

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति  
यह प्रथम केवल पार्सी की जानकारी के लिए है  
किसी भी प्रकार की अनुचितियों के लिए सम्बन्धित अधिकारिकारी से संपर्क करें  
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



Renu Sharma



← BACK

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम  
लाखिनारायण दास; पिता का नाम जमशेदपुर जिले अज्ञात, निवासी-निज ग्राम

जिला का नाम पूर्वी सिंहभूम जिला का नाम जमशेदपुर हलका का नाम हल्का-6 मौजा का नाम सोनारी खाता रैयती का प्रकार

खेवट नाम खेवट नम्बर 477 थाना का नाम घाटशिला थाना नम्बर 1156

खेवट नम्बर	किसम जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के वहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
		किपारी संख्या (5)	एकड़			डिसमील	रौ (10)	आ (11)	
477	दौन-01	0	0	1	—	0	0	10	1

खाता में कुल प्लोट संख्या	0	खाता का कुल मिजान (खतियान के अनुसार)	0	0	खाता का कुल लगान	0	0	10
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यह एक कंप्यूटर जनित प्रति है  
यह प्रमत्र 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।

9/29/2022

*Renu Sharma*



## Pre Registration Docket

Date :- 10-12-2022 01:43 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20220000146388

Appointment :- 12-Dec-2022 Time:- 10:25

Article	Sale Deed
Pre Registration Date	09-Dec-2022
No. Of Pages	38
Stamp Duty	260000
Paid Stamp Duty	0
Total Fees	₹ 1,96,144.

Property Id: 864956

Valuation No. : 1171580 / 2022	:- 2022-2023	Date : 09-December-2022 19:15:PM
State : Jharkhand	District : East Singhbhum	Tahsil : Jamshedpur
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Sonari
Sonari - Other Road		
Volume Number - 51		
Page Number - 16		
Khata Number - 477		
Plot Number - 467		
SAF Number - SAF731378031222080637		
Ward Number - 1		

### Property Rates

#### Residential Land (Y)

₹956251/- Decimal

Valuation Rule : Residential Land

### Property Details

I	Land area	6.60 Decimal
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### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.6 x 956251 = 6311256.6	₹63,11,257/-

Note : Final Valuation Is Rounded to Next 100/-

Total Valuation (A)  
Total Amount in Words: Sixty three Lakh One Thousand and Three Hundred and fifty seven only

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: K K Dutta, West: Purchaser's Nij, South: 14' ft. wide Rasta, North: 3' ft. wide Alley
Area	Land area : 6.60 Decimal
Other Description of the Property	Pin Code - 831011
Government/Market Value	6311256.6
Transaction Amount	6500000

SELLER	<b>-Mrs. RENU SHARMA, Address -</b> House No.1, Nalini Enclave, Devi Mandap Road, Hesal, P.O. Hehal, Sukhdeo Nagar, Town Ranchi, District Ranchi, Jharkhand- <b>Father/Husband Name Om Prakash Sharma , PAN No.- *****259N,Permission Case No.- , Aadhaar No. *****1991</b>
PURCHASER	<b>-Ms. SARBAMANGALA ASSOCIATES Represented By SATYA PRIYA MAZUMDAR, Address -</b> Office at Shop/Unit No. 1/A, First Floor, Prena Tower, Near Akashdeep Plaza, Holding No. A-1/1, Bijay Nagar, Golmuri, within P.S. Sidhgora, Town Jamshedpur, District East Singhbhum- <b>Father/Husband Name Late Sukumar Mazumdar , PAN No.- *****253D,Permission Case No.- , Aadhaar No. *****8411</b>

Witness Information	<b>Mr. SANDEEP TAPADIA , Address -</b> Flat No. 101, Mathura Villa, Station Road, Near Ghora Chowk, Jugsalai, Jamshedpur, District East Singhbhum-, <b>Father/Husband Name-Sushil Kumar Tapadia</b>
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Identifier Details	<b>Mr. OM PRAKASH SHARMA , Address -</b> Nalini Enclave, House No.1, Devi mandap Road, Hesal, P.O. Hehal, Thana Sukhdev Nagar, Ranchi, Jharkhand-, <b>Father/Husband Name-Late Bhudeo Sharma</b>
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Fee Rule: Sale Deed		
1	Stamp Duty	2,60,000

1	SP	1,140
		1,140
Fee Rule: Sale Deed		
1	A1	
2	LL	1,95,000
3	PR	3
		1
		1,95,004

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

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

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

कोरोना को हरना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Token No.: 20220000146388

## CERTIFICATE

### Office of the District SRO - Jamsheedpur

This Sale Deed was presented before the registering officer on date 12-Dec-2022 by **RENU SHARMA, S/O, D/O, W/O Om Prakash Sharma** resident of House No.1, Nalini Enclave, Devi Mandap Road, Hesal, P.O. Hehal, Sukhdeo Nagar, Town Ranchi, District Ranchi, Jharkhand ..  
This deed was registered as Document No:- **2022/JSR/6182/BK1/5732** in Book No :- **BK1**, Volume No :- 1033 from Page No :- 185 to 260 at, office of **District SRO - Jamsheedpur**

Date:- 12-Dec-2022

Registering Officer

