



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH12865675045097Q
Certificate Issued Date	: 26-Nov-2018 03:40 PM
Account Reference	: SHCIL (FI) / jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0117074205347207Q
Purchased by	: E STAMP
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 28,00,000 (Twenty Eight Lakh only)
First Party	: NA
Second Party	: RINKU SINGH
Stamp Duty Paid By	: RINKU SINGH
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

2019/JSR/1621/BK1/1496

1  
1614  
1874  
2019/14577  
11.04.19



*Handwritten signature*  
Randeep Srivastava  
16.4.2019

**TQ** 0007817961

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Sale  
28,72,000/-

285  
Kodma 57002  
10/1

285  
Kodma 57002  
10/1  
500/4/19/16/17 को सुलूक  
[Signature]

18/4/19  
न्यूनतम मूल्यवली सूची से  
जीजा एके सही पाया।

जिला अफसर जिलाकाठ  
जमशेदपुर दस्तावेज में लेखनी / लिखित  
जाती से... जाति का यह है।  
जमशेदपुर जिलाकाठरी जमशेदपुर 1263  
के भाग 40(B) के अंतर्गत नहीं है।

285  
Kodma 57002  
10/1  
[Signature]  
18/4/19



विषय 21 के अन्तर्गत...  
[Illegible text]

[Signature]  
18/4/19

**SALE DEED**

Govt. Valued - 28,72,000/-  
Consid. Valued Rs.28,00,000/-

THIS SALE DEED is made on this the 16<sup>th</sup> day of April, 2019, at Jamshedpur; B Y:

**PALTAN GORAI**, son of Late Prahlad Gorai, by faith Hindu, by Caste Teli, by Nationality Indian, by occupation Cultivation resident of Uliyan Bastee, Near Hari Mandir, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, represented through his constituted Attorneys 1) **KUNAL THAKUR** (PAN : AEYPT5711M, UID No.5908 4594 0877) son of Dinesh Thakur, by faith Hindu, by Caste Bhumihaar Brahmin, by occupation Business, by nationality Indian, resident of Prem Nagar, Road No.1, P.O. & P.S, Telco, Town Jamshedpur, District East Singhbhum, and 2) **PRADEEP KUMAR** (PAN : ASJPK3554C, UID No.7603 5726 5315) son of Chandrika Singh, by faith Hindu, by Caste Yadav, by

Exchangeable  
Asi 5000  
Sal 3000  
[Signature]

[Signature]  
18/4/19  
[Signature]

16.4.2019  
[Signature]  
16.4.2019



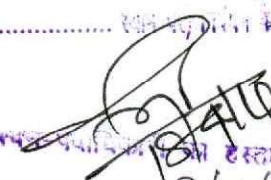
Advocate

16.4.2019

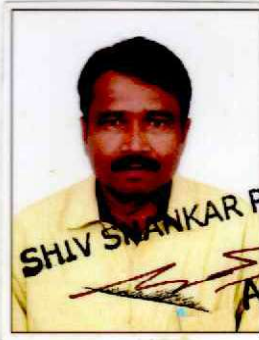
16.4.2019

18.4.2019

श्रीमान् श्री. अ. वि. शर्मा श्री. अ. वि. शर्मा  
दिल्ली दिल्ली  
 के लिये सेवकों या हाथियों में से एक  
 वे प्राविष्टता (अर्हता) है से तब 18/4/19 10/11  
अमरसिंह

  
 18/4/19  
 18/4/19





SHIV SHANKAR P. ASAD  
Advocate

16.4.2019

Roadeep Shumaney  
16.4.2019

Roadeep Shumaney  
16.4.2019

: 2 :

occupation Business, by nationality Indian, resident of 87A, Shastrinagar, Near Baikunth Nath Mandir, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, State Jharkhand, vide General Power of Attorney No. IV-782, dated 20.05.2010, registered at Dist. Sub-registry Office, Jamshedpur, hereinafter called the **VENDOR** (which expression shall unless, excluded by or repugnant to the context mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the One Part;

**IN FAVOUR OF**

**SMT. RINKU SINGH**, (PAN: CYMPS6022C, AADHAAR NO. 8770 2336 6759) wife of Sri Kunal Kumar Singh @ Kunal Thakur, by faith Hindu, by Caste Bhumi'har Brahmin, by Nationality Indian, by occupation Business, resident of 87/A, Gali No.5, Shastrinagar, P.S. Kadma, Town Jamshedpur, Dist. East Singhbhum, Jharkhand, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the Other Part;

**WITNESSETH AS FOLLOWS:**

WHEREAS, the land mentioned under Khata No.468, situated in Mouza Uliyan, Ward No.2, JNAC, Ward No.2, Thana No.1158 within P.S. Kadma, Jamshedpur, stands recorded in the name of the present Vendor along with his brother Dhiren Gorai both sons of Late Prahlad Gorai as raiyats in the Khatian finally published in the last survey settlement record published in the year 1995 and amicably partition between both the recorded tenants the schedule below land along with other lands fallen in the exclusive share of

Handwritten signature

: 3 :

Booleep. Sharma  
16.4.2019

the present Vendor and the present Vendor has been in peaceful physical possession over the same as the absolute owner thereof, without any interruption from any corner;

AND WHEREAS, the Vendor being in urgent need of money, voluntarily expressed his intent of selling the schedule below property and having come to know the intention of the Vendor, the Purchaser hereof has approached the Vendor and after inspected the land at site, all title documents relevant papers etc. and having fully satisfied to them proposed and offered to purchase the same on a consideration amount of Rs.28,00,000/- (Rupees Twenty Eight Lakhs) only;

AND WHEREAS on the aforesaid approach made by the Purchaser the Vendor has agreed to sell his said property, more fully described in the schedule below, by this Sale deed on a total consideration amount of Rs.28,00,000/- (Rupees Twenty Eight Lakhs) only;

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

1) That in consideration of a sum of Rs.28,00,000/- (Rupees Twenty Eight Lakhs) only, paid by the Purchaser to the Vendor, the receipt of which sum the Vendor hereby admits and acknowledges as full, final and the highest consideration amount against the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale the schedule below property with all rights, title, interest, possession, easements and appurtenances thereto in favour of the Purchaser TO HAVE AND TO HOLD the same as the lawful owner thereof, without any interruption from or by the present Vendor or any other person or persons claiming under him.

*Handwritten signature*

: 4 :

*Received sep. 16.11.2019*

- 2) That the Vendor has delivered the peaceful possession of the schedule below property to the Purchaser, absolutely free from all encumbrances, liens or charges of any kind whatsoever.
- 3) That from today all rights, title and interest of the Vendor over the schedule below property vested completely with the Purchaser who has become the lawful owner of the same and is free to use and enjoy over the same in any manner as the purchaser may deem fit and proper.
- 4) That the Vendor is the sole and bonafide owner of the schedule below property and he is fully entitled to convey the same unto the Purchaser.
- 5) That the purchaser shall be entitled to obtain mutation of schedule below property in her own name in the records of Landlord through Circle Officer at Jamshedpur and accordingly shall pay rent for the same and to obtain receipts thereof in her own name.
- 6) **THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:**
  - a) that the Vendor is the lawful owner of the schedule below property and he is fully entitled to convey the same.
  - b) that prior to sell and execution of this deed the Vendor has not conveyed or delivered or transferred or sold or mortgaged the said property or part thereof to any other party and same is free from all encumbrances, charges, liens and lispences.
- 7) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any further deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below property.

*Pradeep Sharma*

: 5 :

*Pradeep Sharma*  
*16.11.2019*

- 8) That the Vendor has handed over all the relevant documents and papers in connection with the schedule below property to the purchaser.
- 9) That the Executant of the said Power of Attorney No. IV-782, dated 20.05.2010 given to the said Attorney holders, is still alive and the said Power of Attorney has not been revoked by the Executant.
- 10) That the schedule below property is situated on Branch Road.

#### SCHEDULE

All that piece and parcel of homestead land measuring 5 (Five) Decimals in portion of New Plot No.34, under New Khata No. 468, corresponding to Old Plot No. 1209, under Old Khata No. 4, situated in Mouza Uliyan, Survey Ward No.2, JNAC, Thana No.1158, within P.S. Kadma, Town Jamshedpur, District East Singhbhum, District Sub-registry Office at Jamshedpur, which is bounded as follows:

North: Plot No.36;

South: Portion of Plot No.34;

East : Plot No.35;

West : Plot No.33;

Annual Rent payable to the Landlord the State of Jharkhand through C.O. Jamshedpur.

**Land is recorded at Vol. No.1, Page No.4, in the records of Circle Office, Jamshedpur.**

#### MODE OF PAYMENT

Payment has been made by different cheques and cash.

: 6 :  
Badeep Kumar  
16.4.2019

IN WITNESS WHEREOF the Vendor has signed this Sale Deed today at Jamshedpur on the date aforementioned.

**WITNESSES:**

- 1) Payni (RAJ NI GANGULY) W/O ROTHIN Ganguly R/O H.No-61, Zone No-3, A-Block Birsanagar Near Kulu Maidan Jamshedpur
- 2) School SONALAK, S/o Ram Lal R/O H.No 124, New Lay out, Sonam, Jamshedpur 831011

Drafted, read over and explained the contents of this Sale Deed to the Vendors in Hindi who found and admitted the same to be true and correct.

Typed by:

*[Handwritten Signature]*

Jsr. Court.

SHIV SHANKAR PRASAD  
Advocate  
Advocate  
16.4.2019

**NAME OF THE PURCHASER**

SMT. RINKU SINGH



*[Handwritten Signature]*  
16.4.2019



SHIV SHANKAR PRASAD  
Advocate

Signature and Finger Print of Left Hand of the Purchaser.

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

SHIV SHANKAR PRASAD  
Advocate  
Advocate  
16.4.2019

Transaction Success! Please Note Your Transaction Id. OK

Name	KUNAL
Token No	20190000014577
Amount	1324
Transaction ID	b38174ba00c32b117003
GRN	1900960805
CIN	10002162019041501929
Time	2019-04-15

*Ranjit Mondal*



## Pre Registration Docket

Date :- 11-04-2019 11:33 am

Office Name :- District SRO - Jamshedpur

Token No:- 20190000014577

Appoinment :- 11-Apr-2019 Time:- 12:20

Article	Sale Deed
Pre Registration Date	10-Apr-2019
No. Of Pages	4
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 1,324.

Property Id: 68993

Valuation No. : 89892 / 2019	: - 2019-2020	User Id : 3091	Date : 11-April-2019 11:36:AM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Uliyan	
Uliyan - Other Road	-		
Volume Number - 1			
Page Number - 4			
SAF Number - SAF493560210518061105			
Khata Number - 468			
Plot Number - 34			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
<b>Property Details</b>			
1	Land area	5 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5 x 574220=2871100	₹28,71,100/-
A	Total		₹28,71,100/-
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			₹28,71,100/-
<b>Total Amount in Words : Twenty Eight Lakhs Seventy One Thousands One Hundred Rupees Only.</b>			

<b>Land measurement, Sub Part and House No.</b>	<b>Property Boundaries</b> East: PLOT NO. 35, West: PLOT NO. 33, South: PORTION OF PLOT NO. 34, North: PLOT NO. 36
<b>Area</b>	Land area : 5.00 Decimal
<b>Other Description of the Property</b>	Pin Code - 831005
<b>Government/Market Value</b>	2871100
<b>Transaction Amount</b>	2800000

<b>SELLER</b>	<b>-Mr. PALTAN GORAI THROUGH, Address - ULIYAN BASTEE, NEAR HARI MANDIR, P.O. AND P.S. KADMA, TOWN JAMSHEDPUR, EAST SINGHBHUM- ,Father/Husband Name- LATE PRAHLAD GORAI , PAN No.- ,Permission Case No.- , Aadhaar No.</b>
	<b>-Mr. KUNAL THAKUR , Address - PREM NAGAR, ROAD NO. 1, P.O. AND P.S. TELCO, TOWN JAMSHEDPUR, EAST SINGHBHUM- ,Father/Husband Name- DINESH THAKUR , PAN No.- *****711M,Permission Case No.- , Aadhaar No. *****0877</b>
	<b>-Mr. PRADEEP KUMAR , Address - 87 A, SHASTRINAGAR, NEAR BAIKUNTH NATH, MANDIR - ,Father/Husband Name- CHANDRIKA SINGH , PAN No.- *****554C,Permission Case No.- , Aadhaar No. *****5315</b>
<b>PURCHASER</b>	<b>-Mrs. RINKU SINGH, Address - 87-A, GALI NO. 5, SHASTRINAGAR, P.S. KADMA, TOWN JAMSHEDPUR, EAST SINGHBHUM- ,Father/Husband Name- KUNAL KUMAR SINGH Alias KUNAL THAKUR , PAN No.- *****022C,Permission Case No.- , Aadhaar No. *****6759</b>

<b>Witness Information</b>	<b>Mr. SOHAN LAL , Address - 124, NEW LAY OUT SONARI, JAMSHEDPUR, EAST SINGHBHUM-, Father/Husband Name-RAM LAL</b>
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<b>Identifier Details</b>	<b>Mr. RAJNI GANGULY , Address -H. NO. 61, ZONE NO. 3, A BLOCK, BIRSANAGAR, JAMSHEDPUR, EAST SINGHBHUM-, Father/Husband Name-LATE KULDIP KUJUR</b>
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<b>Property Id:68993</b>	
<b>Fee Rule:Sale Deed</b>	
<b>1</b>	<b>Stamp Duty</b> <span style="float: right;">1,14,844</span>

Property Id:68993		
<b>Fee Rule:Sale Deed</b>		
1	A1	86,133
2	LL	3
3	PR	1
4	SP	1,320
<b>Total</b>		<b>87,457</b>


Sr.No.	Exemption Detail	Amount
Female Exemption		
1	Stamp Duty	114843
2	A1	86133

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.

  
18/4/19  
Deed Writer / Advocate

  
Vendee / Claimant

  
Vendor / Executant



झारखण्ड सरकार

**OFFICE OF THE SUB REGISTRAR**

**Office Name :- District SRO - Jamshedpur**

**District Name :- EastSinghbhum**

**State Name :- Jharkhand**

**Deed Endorsement**

**Token No :- 20190000014577**

<b>Deed Type</b>	Sale Deed
<b>Number of Pages</b>	88
<b>Fee Details</b>	Stamp Duty :- Rs. 1, A1 :- Rs. 0, LL :- Rs. 3, PR :- Rs. 1, SP :- Rs. 1320,
<b>Property No.</b>	1
<b>Valuation Details</b>	Value :- Rs.2871100/- ,Transaction Amount :- Rs.2800000/-
<b>Property Details</b>	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Uliyan Location :- Other Road, Uliyan Property Boundaries :- East: PLOT NO. 35, West: PLOT NO. 33, South: PORTION OF PLOT NO. 34, North: PLOT NO. 36 Volume Number - 1Page Number - 4SAF Number - SAF493560210518061105Khata Number - 468Plot Number - 34 Area Of Land :- 5.00 Decimal

Sh./Smt.KUNAL THAKUR s/o/d/o/w/o DINESH THAKUR has presented the document for registration in this office

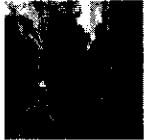





today dated :- 18-Apr-2019 Day :- Thursday Time :- 15:43:35 PM






KUNAL THAKUR (Individual)

Party Name	Document Type	Document Number
KUNAL THAKUR	PAN/UID	AEYPT5711M

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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1	<b>KUNAL THAKUR</b> <b>Address1 - PREM NAGAR, ROAD NO. 1, P.O. AND P.S. TELCO, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: AEYPT5711M, Permisslon Case No.-</b>	Yes	<b>Kunal Thakur</b> <b>Address:- 78, Near Shiv Mandir, Prem Nagar Road No. 1, PO.- Telco, Jamshedpur, , Purbi Singhbhum, 831004, , Jharkhand, India</b>		<b>SELLER</b> <b>Age:35</b>			<i>Kunal Thakur</i>
2	<b>PALTAN GORAI THROUGH</b> <b>, , , Jharkhand PAN No.:</b>	No	<b>Address:-</b>	<b>KUNAL THAKUR</b> <b>, , , Jharkhand PAN No.: AEYPT5711M</b>	<b>SELLER</b> <b>Age:73</b>			
3	<b>PRADEEP KUMAR</b> <b>Address1 - 87 A, SHASTRINAGAR, NEAR BAIKUNTH NATH, MANDIR , Address2 - , , , Jharkhand PAN No.: ASJPK3554C, Permission Case No.-</b>	Yes	<b>Pradeep Kumar</b> <b>Address:- 87A, NEAR BAIKUND NATH MANDIR, SHASTRI NAGAR, PO KADMA, JAMSHEDPUR, , Purbi Singhbhum, 831005, , Jharkhand, India</b>		<b>SELLER</b> <b>Age:47</b>			<i>Pradeep Kumar</i>
4	<b>RINKU SINGH</b> <b>Address1 - 87-A, GALI NO. 5, SHASTRINAGAR, P.S. KADMA, TOWN JAMSHEDPUR, EAST SINGHBHUM, Address2 - , , , Jharkhand PAN No.: CYMPS6022C, Permission Case No.-</b>	Yes	<b>Rinku Singh</b> <b>Address:- 87/a, Shastri Nagar, Gali No- 5, Kadma, , East Singhbhum, 831005, , Jharkhand, India</b>		<b>PURCHASER</b> <b>Age:34</b>			<i>Singh</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>RAJNI GANGULY</b> S/o-D/o <b>LATE KULDIP KUJUR</b> <b>Address1 - H. NO. 61, ZONE NO. 3, A BLOCK, BIRSANAGAR, JAMSHEDPUR,</b> <b>EAST SINGHBHUM, Address2 -</b> , , , Jharkhand <b>PAN No.:</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>SOHAN LAL</b> <b>Address1 - 124, NEW LAY OUT SONARI, JAMSHEDPUR, EAST SINGHBHUM, Address2 -</b> , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **PRADEEP KUMAR , PALTAN GORAI THROUGH , KUNAL THAKUR** ), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAJNI GANGULY**) Son/Daughter/Wife of (**LATE KULDIP KUJUR**) resident of (**H. NO. 61, ZONE NO. 3, A BLOCK, BIRSANAGAR, JAMSHEDPUR, EAST SINGHBHUM**) and by occupation (**Service**).



Signature of Registering Officer

Date:- 18-Apr-2019

Seal and Signature of Registering Officer

PR	1	1	0	GRAS	KUNAL	GRN Number : 1900960805 DEPT Transaction Id : b38174ba00c32b117003 Transaction Type :	1
SP	1320	1320	0	GRAS	KUNAL	GRN Number : 1900960805 DEPT Transaction Id : b38174ba00c32b117003 Transaction Type :	1320
Sub Total	1325	1334	-9				

**Article : Sale Deed Number of Pages : 88**

Exemption Fee Rule	Fee Exemption
Female Exemption	114843 /-
Female Exemption	86133 /-

**Signature of Operator**

**Signature of Head Clerk**

**Signature of Registering Officer**



भारत सरकार

## Document Registration Summary 1

Date :-18-Apr-2019

- Government/Market Value: ₹2871100/-
- Transaction Amount: ₹2800000 /-
- Paid Stamp Duty: ₹10 /-

On Date 18-04-2019 Presented at District SRO -  
Jamshedpur

Signature of Presenter *Kunal Thakur*

District SRO - Jamshedpur

Receipt : 117917

Receipt Date : 18-04-2019

Presenter Name: KUNAL THAKUR

Stamp Duty ₹10

LL ₹3

PR ₹1

SP ₹1320

Total ₹1334

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	10	-9	E-STAMP	E STAMP	Certificate Number : IN-JH12865675045097Q	10
A1	0	0	0				
LL	3	3	0	GRAS	KUNAL	GRN Number : 1900960805 DEPT Transaction Id : b38174ba00c32b117003 Transaction Type :	3

Token No.: 20190000014577

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **18-Apr-2019** by **KUNAL THAKUR**, S/O, D/O, W/O **DINESH THAKUR** resident of PREM NAGAR, ROAD NO. 1, P.O. AND P.S. TELCO, TOWN JAMSHEDPUR, EAST SINGHBHUM .,

This deed was registered as Document No:- **2019/JSR/1621/BK1/1496** in Book No :- **BK1**, Volume No :- 293 from Page No :- 69 to 156 at, office of **District SRO - Jamshedpur**

Date:- **18-Apr-2019**

  
Registering Officer