



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4344b26a3eca109eb7fb

Receipt Date : 01-Dec-2021 01:21:17 pm

Receipt Amount : 140000/-

Amount In Words : One Lakh Forty Thousands Rupees Only

Token Number : 20210000125359

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RINKU SINGH ( Vendee )

GRN Number : 2108605891



-: For Office Use :-

*Delivered  
12/1/21  
D.S.*



2021/JSR/5839/BK/5435

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद को सादर रखें एवं इसे किसी प्रकार की ख़ुबा नष्ट नही करें।

*Singh*

*T. S. Singh*

*Conf.*

Sale  
35,00,000

PS  
Kadma

Stamps  
149000

खाना बजरा में जाते ठकान  
1216 अतिरिक्तवात रिजर्व  
कई जगह से ठकान  
21/12/2021



Pradeep Kumar  
2.12.2021

22  
29/11  
16  
2/12

2.12.2021

विजया अवर निबन्धाक

अपस्थापित दस्तावेज में लेखकारी / प्रिंसीपल  
जाति के TELI अंकित की गई है।  
छोटानागपुर काराकारी अधिनियम 1908  
की धारा 46(B) के अन्तर्गत नहीं है।

21/12/2021  
न्यूनतम मूल्यांकन सूची से  
जाँचा एवं सही पाया।

SALE DEED

Consideration: Rs.35,00,000/-

Kadma

निबन्धन-पदाधिकारी

This sale deed is made on this the 2<sup>nd</sup> day of Dec, 2021 at Jamshedpur;  
B Y: Palton gorai, son of Late Prahlad Gorai, by faith Hindu, by Caste Teli,  
by Nationality Indian, by occupation Cultivation resident of Uliyan Baste, Near Hari Mandir, P.O. & P.S. Kadma, Town Jamshedpur, District East Singhbhum, Jharkhand, represented through his constituted Attorneys 1) Kunal kumar singh alias Kunal thakur (Pan no. : AEYPT5711M, UID No.5908 4594 0877) son of Dinesh Singh, by faith Hindu, by Caste Bhumihaar Brahman, by occupation Business, by nationality Indian, resident of Vijaya Garden Baridih & P.S Birsa nagar, Town Jamshedpur, District East Singhbhum, and 2) Pradeep kumar (Pan no. : ASJPK3554C, UID No.7603 5726 5315) son of Chandrika Singh, by faith Hindu, by Caste Yadav, by occupation Business, by nationality Indian, resident of 87A,

At 105000-  
HP 30  
P.S. 100

21/12/2021  
दस्तावेज जाँचा

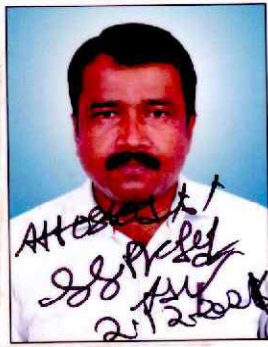


Handwritten signature and date: 2.12.2021

पं. शुभानंद अशोक भोसले रु. १२३  
 निवास स्थान जिल्हा कार्यालय, जिल्हा मुख्यालय, जिल्हा मुख्यालय  
 दावेदार या अन्तःनिबंधक जिल्हा कार्यालय, जिल्हा मुख्यालय, जिल्हा मुख्यालय  
 संख्या. 20 के जीवन लेखापत्री या हजेरों में से एक है।  
 वे प्राधिकृत (अर्जी) है वे ता. 2/12/2021 को 10/11/2021 को  
 अपराह जिल्हा कार्यालय में (.....) तब पर निबंधक .....  
 के विषय जिल्हा कार्यालय



निबंधक-प्रवाधिकारी का हस्ताक्षर  
2/12/2021



Pradeep Kumar,  
2.12.2021



(Signature)

Pradeep Kumar,  
2.12.2021

*Shastri nagar, 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**

*Rinku Singh, (Pan no. : CYMPS6022C, UID No.8770 2336 6759) Wife of Kunal Kumar Singh, by faith Hindu, by Caste. Bhumihar Brahmin, by nationality Indian, by occupation Housewife, resident of 877/A, Gali No.5, Shastri Nagar, Kadma, P.O. & p.s*

*Kadma Town Jamshedpur, District East Singhbhum within the State of 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;*

**WHERE AS FOLLOWS,**

*The lands mentioned under khata no.4, in mouza uliyan, as published in the year 1937, originally belonged to and was in possession of uday gorai, and he was the recorded tenant of the landlord and he was paying regularly rent with respect to the said land in his own name to the landlord; and where as uday gorai died leaving his two sons namely prahlad gorai and suhangorai*

  
Pradeep Kumar  
2.12.2011

*his legal heirs and successors, and the said two sons of deceased uday gorai jointly inherited and came in possession of the entire land of khata no.4 in mouza uliyan, JNAC; and Whereas said prahlad gorai and sukhan gorai, sold jointly/individually several pieces of land to the different buyers, and after death of said sukhan gorai, his widow kanta gorai inherited the remaining half share of land mentioned under khata no.4 and she sold several pieces of land in khata no.4 in mouza uliyan to the different buyers; and whereas said prahlad gorai died leaving behind his sons palton gorai and dhiren gorai as his legal heirs and successors who inherited and came in possession of lands in khata no.4 in mouza uliyan .*

*And after amicably partition between both the recorded tenants the schedule below land along with other lands fallen in the exclusive share of the present Vendor and the present Vendor has been in peaceful physical possession over the same as the absolute owner of 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 inspe-*

*cted 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.35,00,000/- (Rupees Thirty Five 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.35,00,000/- (Rupees Thirty Five Lakhs) only;*

*(Signature)*  
Purchased from.  
2.12.2018

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

- 1) That in consideration of a sum of Rs.35,00,000/- (Rupees Thirty Five 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.
- 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.

*Am.*  
Tradeoff Skn v.  
2.12.2021

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.*

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 an area 5 (Five) Decimals in portion of Plot No. 1216, under 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.1217  
South : part of nij plot 1216  
East : part of nij plot 1216  
West : part of nij plot 1216

*(Signature)*  
Pradeep Kumar  
2.12.2021

**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.**

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

**MODE OF PAYMENT**

**Payment has been made through cheque/cash transaction.**

10.07.20	Pradeep Kumar	206933	50000.00
10.07.20	Pradeep Kumar	206943	260000.00
14.07.20	Pradeep Kumar	206945	20000.00
16.07.20	Pradeep Kumar	206948	100000.00
20.07.20	Pradeep Kumar	206952	23000.00
24.07.20	Pradeep Kumar	206960	300000.00
30.07.20	Pradeep Kumar	206975	100000.00
06.08.20	Pradeep Kumar	206984	425000.00
21.08.20	Pradeep Kumar	206993	51000.00
12.03.21	Pradeep Kumar	315540	350000.00
19.03.21	Pradeep Kumar	315553	20000.00
24.03.21	Pradeep Kumar	315557	30000.00
25.03.21	Pradeep Kumar	315565	200000.00
09.04.21	Pradeep Kumar	315584	30000.00
05.07.21	Pradeep Kumar	426889	100000.00
18.08.21	Pradeep Kumar	426981	200000.00
02.04.20	Pradeep Kumar	158687	10000.00
02.04.20	Pradeep Kumar	158689	10000.00
04.04.20	Pradeep Kumar	158690	10000.00
14.04.20	Pradeep Kumar	158694	11000.00
16.04.20	Pradeep Kumar	158696	30000.00
17.04.20	Pradeep Kumar	158698	15000.00
27.04.20	Pradeep Kumar	158702	50000.00
28.04.20	Pradeep Kumar	158703	10000.00
11.05.20	Pradeep Kumar	158706	10000.00
29.05.20	Pradeep Kumar	158725	50000.00
30.05.20	Pradeep Kumar	158729	200000.00
02.06.20	Pradeep Kumar	158732	100000.00
06.06.20	Pradeep Kumar	710060	300000.00
06.06.20	Pradeep Kumar	710061	150000.00

*Qm.*  
Ramesh Singh  
2.12.2021

19.08.20	Kunal Kumar Singh	000175	50000.00
24.08.20	Kunal Kumar Singh	000183	400000.00
09.09.20	Kunal Kumar Singh	253616	10000.00
11.09.20	Kunal Kumar Singh	CASH	20000.00
01.10.20	Kunal Kumar Singh	000202	30000.00
02.11.20	Kunal Kumar Singh	000245	20000.00
19.11.20	Kunal Kumar Singh	000255	10000.00
24.11.20	Kunal Kumar Singh	000256	10000.00
01.12.20	Kunal Kumar Singh	000268	25000.00
04.01.21	Kunal Kumar Singh	000297	20000.00
01.02.21	Kunal Kumar Singh	315690	30000.00
05.02.21	Kunal Kumar Singh	000344	380000.00
04.03.21	Kunal Kumar Singh	000346	15000.00
08.03.21	Kunal Kumar Singh	000353	115000.00
10.03.21	Kunal Kumar Singh	000360	15000.00
12.03.21	Kunal Kumar Singh	000363	40000.00
12.03.21	Kunal Kumar Singh	000365	80000.00
19.03.21	Kunal Kumar Singh	315549	110000.00
05.04.21	Kunal Kumar Singh	315573	100000.00
19.04.21	Kunal Kumar Singh	315590	105000.00
26.04.21	Kunal Kumar Singh	315601	400000.00
06.05.21	Kunal Kumar Singh	000394	100000.00
18.06.21	Kunal Kumar Singh	000437	100000.00

**IN WITNESS WHERE OF** have signed this Sale Deed today at Jamshedpur on the date aforementioned

**WITNESSES:**

1) Chanchal W/O - Kanan Kumar Dubey, 149 Basudih Basti  
(Chanchal Kumari Dubey)

2) Ramesh Kant Singh, S/O Chandhika  
Singh R/O Block No-1 Shastri Nagar  
Kandma T.S.R

Am.  
Pradheep Singh  
2.12.2021

*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:

Chanchal

Jsr. Court

Pradheep Singh  
Advocate

**NAME OF THE PURCHASER**

**RINKU SINGH**



Singh.

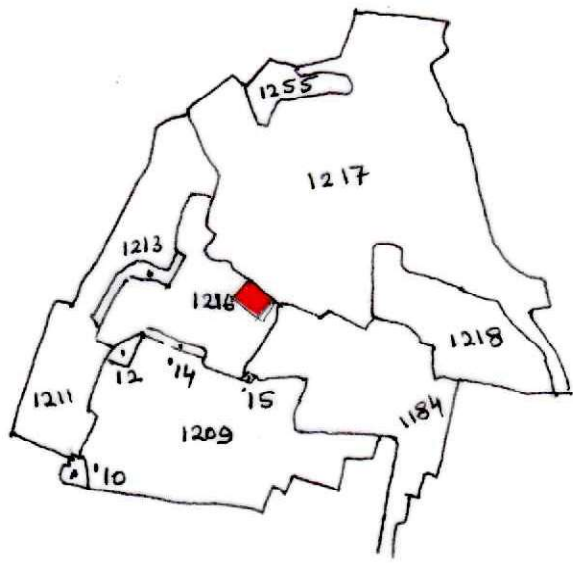


*Signature and Finger Print of Left Hand of the Purchaser. Certified that the finger prints of left hand of each person whose photographs affixed in the document have been obtained by me.*

Pradheep Singh  
Advocate



मौजा - उलान (Ulyan)  
 थाना - धारशिला  
 थाना न० 1158  
 जिला - सिंदभूम  
 पैमाना - 16" = 1 मील  
 सन - 1934-35 ई०



खाना न०  
4

खेसरा न०  
1216

रकबा  
0.05 Acre

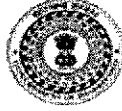
पौष्ट  
30 plot No 1217

- 10 - Rest plot - 1216
- 50 - Rest plot - 1216
- 40 - Rest plot - 1216



Amin  
Girindra K. Samal

0-1  
 2.12.2021



OFFICE OF THE SUB REGISTRAR  
Office Name :- District SRO - Jamshedpur  
District Name :- EastSinghbhum  
State Name :- Jharkhand

## Deed Endorsement

Token No :- 20210000125359

Deed Type	Sale Deed
Number of Pages	100
Fee Details	Stamp Duty :- Rs. 140000, PR :- Rs. 1, SP :- Rs. 1500, A1 :- Rs. 105000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3474030/- ,Transaction Amount :- Rs.3500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Uliyan Location :- Other Road, Uliyan Property Boundaries :- East: PART OF NIJ PLOT NO.1216, West: PART OF NIJ PLOT NO.1216, South: PART OF NIJ PLOT NO.1216, North: PLOT NO.1217 Volume Number - 1Page Number - 4Khata Number - 4Plot Number - 1216SAF Number - SAF685961261121020842 Area Of Land :- 5.00 Decimal



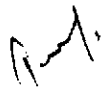





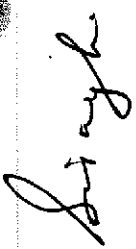
Sh./Smt.KUNAL KUMAR SINGH ALIAS KUNAL THAKUR s/o/d/o/w/o DINESH SINGH  
has presented the document for registration in this office  
today dated :- 02-Dec-2021 Day :- Thursday Time :- 15:18:24 PM





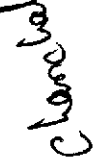
KUNAL KUMAR SINGH ALIAS KUNAL THAKUR (Power Of Attorney)

Party Name	Document Type	Document Number
KUNAL KUMAR SINGH ALIAS 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
1	PALTON GORAI THROUGH REP BY PRADEEP KUMAR  ,,, Jharkhand PAN No.: ASJPK3554C	No	Address:-	PRADEEP KUMAR  ,,, Jharkhand PAN No.: ASJPK3554C	SELLER Age:75			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	<b>KUNAL KUMAR SINGH</b> <b>ALIAS KUNAL THAKUR</b> Address1 - VIJAYA GARDEN BARIDIH PS-BIRSANAGAR TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.: AEYPT5711M, Permission Case No.-	Yes	KUNAL KUMAR SINGH Address:- H.NO-87/A SHASHTRINAGAR, , BLOCK NO-1 GALI NO-5, , Kadma, , East Singhbhum, 831005, , Jharkhand, India		SELLER Age:37			
3	<b>PRADEEP KUMAR</b> Address1 - 87 A SHASTRI NAGAR NEAR BAIKUNTH NATH MANDIR KADMA PS-KADMA TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.: ASJPK3554C, Permission Case No.-	Yes	Pradeep Kumar Address:- 87A, NEAR BAIKUND NATH MANDIR, SHASTRI NAGAR, PO KADMA, JAMSHEDPUR, , Purbi Singhbhum, 831005, , Jharkhand, India		SELLER Age:49			
4	<b>RINKU SINGH</b> Address1 - 877/A GALI NO.5 SHASTRINAGAR KADMA, PS-KADMA TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.: CYMPS6022C, Permission Case No.-	Yes	Rinku Singh Address:- 87/a, Shastri Nagar, Gali No-5, Kadma, Kadma, , East Singhbhum, 831005, , Jharkhand, India		PURCHASER Age:36			

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>CHANCHAL KUMARI DUBEY</b> S/o-D/o KARAN DUBEY Address1 - SUBHASH PATH BARIDIH BASTI TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand PAN No.:			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>RAMAKANT SINGH</b> Address1 - SHASTRINAGAR BLOCK NO.1 KADMA NEAR BAIKUNTH NATH MANDIR TOWN JAMSHEDPUR, Address2 - ,,, Jharkhand			

  
Signature of Operator



  
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( **KUNAL KUMAR SINGH ALIAS KUNAL THAKUR , PRADEEP KUMAR , PALTON GORAI THROUGH REP BY PRADEEP KUMAR**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**CHANCHAL KUMARI DUBEY**) Son/Daughter/Wife of (**KARAN DUBEY**) resident of (**SUBHASH PATH BARIDIH BASTI TOWN JAMSHEDPUR**) and by occupation (**House Wife**).

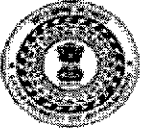


  
Signature of Registering Officer

Date:- 02-Dec-2021

  
Seal and Signature of Registering Officer





## Document Registration Summary 1

Date :-02-Dec-2021

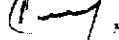
- Government/Market Value: ₹3474100/-
- Transaction Amount: ₹3500000 /-
- Paid Stamp Duty: ₹140000 /-

Receipt : 566758

Receipt Date : 02-12-2021

Presenter Name: KUNAL KUMAR SINGH ALIAS  
KUNAL THAKUR

On Date 02-12-2021 Presented at District SRO -  
Jamshedpur

Signature of Presenter 

District SRO - Jamshedpur


PR	₹1
SP	₹1500
LL	₹3
A1	₹105000
Stamp Duty	₹140000

Total ₹246504

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	140000	140000	0	GRAS	RinkuSingh	• GRN Number : 2108605891 • DEPT Transaction Id : 4344b26a3eca109eb7fb • Transaction Type :	140000
PR	1	1	0	GRAS	RinkuSingh	• GRN Number : 2108619164 • DEPT Transaction Id : f0fe4eb421e9069e6223 • Transaction Type :	1
SP	1500	1500	0	GRAS	RinkuSingh	• GRN Number : 2108619164 • DEPT Transaction Id : f0fe4eb421e9069e6223 • Transaction Type :	1500
A1	105000	105000	0	GRAS	RinkuSingh	• GRN Number : 2108619164 • DEPT Transaction Id : f0fe4eb421e9069e6223 • Transaction Type :	105000

LL	3	3	0	GRAS	RinkuSingh	<ul style="list-style-type: none"> <li>• GRN Number : 2108619164</li> <li>• DEPT Transaction Id : f0fe4eb421e9069e6223</li> <li>• Transaction Type :</li> </ul>	3
Sub Total	246504	246504	0				

**Article : Sale Deed Number of Pages : 100**

  
**Signature of Operator**

  
**Signature of Head Clerk**

  
**Signature of Registering Officer**



Token No.: 20210000125359

## CERTIFICATE

### Office of the District SRO - Jamshedpur

This Sale Deed was presented before the registering officer on date **02-Dec-2021** by **KUNAL KUMAR SINGH ALIAS KUNAL THAKUR**, S/O, D/O, W/O **DINESH SINGH** resident of VIJAYA GARDEN BARIDIH PS- BIRSANAGAR TOWN JAMSHEDPUR ,,

This deed was registered as Document No:- **2021/JSR/5839/BK1/5435** in Book No :- **BK1**, Volume No :- 1077 from Page No :- 463 to 562 at, office of **District SRO - Jamshedpur**

Date:- **02-Dec-2021**

  
Registering Officer