

1898

1738



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 70fcd6c35bdd6c61fce1

Receipt Date : 22-Jul-2021 12:47:28 pm

Receipt Amount : 24000/-

Amount In Words : Twenty Four Thousands Rupees Only

Token Number : 20210000072197

Office Name : SRO - Ranchi Urban3

Document Type : Sale Deed

Payee Name : PUSHPA CHOUDHARY ( Vendee )

GRN Number : 2106577399



निर्बंधन निम्न की है: भारतीय मुद्रांक शुल्क अधिनियम, 1908 की धारा 46... के अधीन भारतीय स्टाम्प अधिनियम 1899 के अनुसूची 1 या 1 का सं-23 के अधीन अत्रादात स्टाम्प स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क गणित नहीं।

निर्बंधन पदाधिकारी  
शहरी क्षेत्र-3, राँची  
22-7-2021

Asst. Secy. (Revenue)  
22/07/21

Deekab Kumar  
22.07.2021

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।

प्रमाणित किया जाता है कि इस रसीद के माध्यम से पूर्व में किसी प्रकार की सेवा नहीं ली गई है।

Puspha

जाति - कायस्थ

Sale

₹ 6,00,000/-

मु 24,000/-

Res.



297601 x 02 d =  
मिस. दशिका पत्नी के निवासी कि...  
यान पर लेखित स्त्री के...  
न. 371 नई निवासी

2217 This Deed of sale is made on this the 22<sup>nd</sup> day of July 2021 Ranchi.

BETWEEN

(1) Rumi Roy Date of Birth - 05.03.1953, UID No. - 5493 7620 3461, PAN - BWDPR0432B, MOB - 8210223307 (2) Deepa Roy Date of Birth - 22.02.1955, UID No. - 7052 5472 9809, PAN - EOPR7325B, MOB - 8210223307 (3) Nimu Roy Date of Birth - 15.08.1967, UID No. - 3427 5986 7462, PAN - EOPR7324A, MOB - 8210223307 (4) Rama Roy Date of Birth - 20.06.1961, UID No. - 5476 4743 2612, PAN:- ARQPR2959G, MOB - 7632012953, Sl. no. 1 to 4 are Daughter of Late Pandey Lalit Mohan Nath Roy, Grand Daughter of Late Pandey Durga Nath Roy, by Caste - Kayastha, by Occupation - Service, Resident of D.B. Palace, Flat No. B/2, 22 Radha Govind Street, Tharpakhna, P.S. Lower Bazar, District - Ranchi, State - Jharkhand, Indian Citizen (5) Neelam Roy Date of Birth - 19.11.1959, UID No. - 7286 2548 3498, PAN - ARQPR2959G, MOB - 8210223307, wife of Late Pandey Sudhanshu Nath Roy, Daughter of Late Binkatesh Nandan Sahay, Grand Daughter of Late Abhay Nandan Sahay, by Caste - Kayastha, by Occupation - Housewife, Resident of D.B. Palace, Flat No. B/2, 22 Radha Govind Street, Tharpakhna, P.S. Lower Bazar, District - Ranchi, State - Jharkhand, Indian Citizen All through their legally constituted Attorney (1) Aaditay Kumar Tiwari Date of Birth 02.01.1970, PAN No.- AEOPT0263J, UID No. - 7460 7153 7027, MOB - 7070132815, son of Sri Damodar Tiwari, Grand son of Late Phanphateshwar Tiwari, by Caste - Brahmin, by Occupation - Business, Resident of Burdwan Compound, Birajnagar, Lalpur, P.S. Lalpur, District - Ranchi, (2) Deepak Kumar Date of Birth 01.03.1978, PAN No.- AHAPK7659L, UID No.- 4677 9936 4134, MOB - 7739049333 Son of Sri Lakshmi Naryan Singh, Grand Son of Chulhan Singh, by Caste - Bhumihar, by Occupation - Business, Resident of P.N.T. Colony, Burdman Compound, Virajnagar, Lalpur, P.S. Lalpur, District - Ranchi, State - Jharkhand, Indian Citizen vide Power of Attorney Deed No. 3844/299 Year 2020, Book No. BK4, Volume No. 30, Page No. 415 to 496 dated 13.07.2020 registered in the office of District Sub Registrar, Ranchi (hereinafter all called the "VENDORS") of the ONE PART;

Thumb Deepa Neelam Roy Deepa

Aaditay Kumar Tiwari 22/07/21

Deepak Kumar  
22.07.2021

1  
Thumb Deepa middle Roy Deepa

AND

**Pushpa Choudhary** Date of Birth - 15.08.1966, PAN No. - AIFPC2730G, UID No. - 4788 6747 8803, MOB- 6202658295, wife of Sri J.S. Choudhary, Daughter of Late Sidheshwar Prasad Singh, Grand Daughter of Late Deonandan Prasad Singh, by Caste - Bhumihar, by Faith - Hindu, by Occupation - Housewife, Resident of D-11/12, New Officers Flat, Near Nepal House, Doranda, P.S. Doranda, District - Ranchi, State - Jharkhand, Indian Citizen, (hereinafter called the "PURCHASER") of the **OTHER PART**;

The terms an expression "VENDORS" and "PURCHASER" shall unless repugnant to the context or included by these presents, mean and include their respective heirs, legal representation, executors, administrators, successors and assigns.

**WHEREAS** the land measuring 01 Acre 35 Decimals, Plot No. 1495, under Khata No. 371, Khewat No. 17 situated at Village - Misirgonda alias Pahargonda, P.S. Gonda, P.S. No. 191, District - Ranchi is recorded in revisional survey records of right in the name of Chauraman Lohar son of Udi Lohar, by Caste - Lohar sakin Bhitha as Kayami.

AND **WHEREAS** Khatiyani Raiyat's legal heir and successors namely (1) Mosomat Kadmi Loharin widow of Churaman Lohar (2) Somra Lohar, (3) Kashinath Lohar, (4) Hathia Lohar (5) Budhu Lohar sons of Late Churaman Lohar, by Caste - Lohar, Resident of Village - Missirgonda alias Pahar Gonda, P.S. Ranchi, District - Ranchi have sold land measuring 24 Decimals being portion of Plot No. 1495, marked as Sub Plot No. 1495/B, under Khata No. 371 situated at Village - Misirgonda alias Pahargonda, P.S. Gonda, P.S. No. 191, District - Ranchi in favour of Srimati Bhagyawati Roy wife of Sri Pandey Lalit Mohan Nath Roy, by Caste - Kayastha, Resident of Tharpakhna, Ranchi, P.S. Kotwali, Ranchi, District - Ranchi by virtue of a registered Sale Deed No. 4510/4295 dated 17.06.1964 which is entered in Book No. 1, Volume No. 21, Page No. 293 to 300 in the year 1964 dated 27.06.1964 registered in the office of District Sub Registrar, Ranchi.

AND **WHEREAS** said Srimati Bhagyawati Roy and Sri Pandey Lalit Mohan Nath Roy died leaving behind their six daughters namely (1) Neelam Roy (2) Kiran Prasad (3) Rumi Roy (4) Deepa Roy (5) Nimu Roy (6) Rama Roy and one son namely Pandey Sudhanshu Nath Roy as their legal heir and successor, thereafter Pandey Sudhanshu Nath Roy also died leaving behind his wife Neelam Roy as his legal heir and successor thereafter they inherited the property left by them including said land by way of inheritance as per law of inheritance, thereafter they got their names mutated in Hehal Anchal, Ranchi vide Succession Mutation Case No. 1613R27/2019-2020 order dated 06.12.2019 and their names are also entered in Revenue Records of Circle Office in Register II, Volume No 17, Page No. 17 and they have paid rent to the state vide Rent Receipt No. 0091900614 dated 16.12.2019 for the year 2019-2020 and they are jointly coming in peaceful possession over the said land as absolute owner.

AND **WHEREAS**, Now VENDORS offered to sell and the PURCHASER agreed to purchase all that piece and parcel of the land measuring 02 Decimals out of 24 Decimals being portion of Plot No. 1495, under Khata No. 371, Khewat No. 17

Dec 22.07.2021

22/07/2021

- Ranchi bearing Holding No. 0020007287000Z0 within ward No. 02 of Ranchi Municipal Corporation, Ranchi morefully described in the schedule below for a total consideration amount of Rs. 6,00,000/- (Rupees Six Lakh) only, which is hereby paid by the PURCHASER towards full consideration money to the VENDORS.

NOW THIS INDENTURE OF SALE WITNESSETH that in consideration of payment of Rs. 6,00,000/- (Rupees Six Lakh) only by the purchaser to the Vendors as per memo for consideration (the receipt whereof the Vendors doth hereby admit and acknowledge and from the same and every part thereof acquit, absolve and discharge the purchaser and the property for ever the Vendors doth hereby grant, convey, assign, sell and transfer absolutely and for ever to and unto the purchaser all that piece and parcel of land measuring: 02 Decimals out of 24 Decimals being portion of Plot No. 1495, under Khata No. 371 situated at Village - Misirgonda alias Pahargonda, P.S. Gonda, P.S. No. 191, District - Ranchi bearing Holding No. 0020007287000Z0 within ward No. 02 of Ranchi Municipal Corporation, Ranchi morefully described in the schedule below and delineated in red wash in the map attached together with all rights of easement, path, path ways, right, light, liberties, privileges, appendages and appurtenances whatsoever and the reversion or reversions, remainder or remainders, rent, issues and profits thereof and all the right, title, interest, claim and demand of the Vendors to into and upon the property hereby granted, conveyed, assigned, sold and transferred absolutely and forever TO HAVE AND TO HOLD the same as absolute owners thereof.

AND Whereas the Vendors covenants with the purchaser that the property hereby granted, conveyed, assigned, sold and transferred absolutely and forever is free from all encumbrances, trust, liens, lis-pendens, tenancy, attachment and execution whatsoever.

AND Whereas the Vendors has indefensible title and exclusive right to grant, convey, assign, sell and transfer absolutely and for cver the property hereby granted, conveyed, assigned, sold and transferred absolutely.

AND whereas the Vendors has not entered into any agreement for sale of the said property in favour of any other person.

AND whereas the Vendors further covenants with the Purchaser that the Vendors has not taken loan from any Bank, Financial Corporation or any other agency or person by encumbering and mortgaging the property hereby sold to the purchaser.

AND whereas now the purchaser who have been put in possession of the property hereby sold shall continue to remain in possession thereof as absolute owners and shall be entitled to construct building and structures, tube well or wells excavated, plant trees and garden and use the land in any manner they like without any let, hindrance, interruption, claim or demand by or from the Vendors or any other person claiming through or under the Vendors.

AND whereas the Vendors also covenants with the purchaser that the Vendors shall indemnify the purchaser against all losses, damages, claim, demand and liability whatsoever, if any, which the purchaser may sustain, or incur or be put to by reason of any defect in the title of the Vendors or any person claiming through or order the Vendors either in equity or in law or in case any encumbrance is discovered.

Jeelak Kumar  
22.07.2021

Jeelak Kumar  
22/7/21

- Ranchi bearing Holding No. 0020007287000Z0 within ward No. 02 of Ranchi Municipal Corporation, Ranchi morefully described in the schedule below for a total consideration amount of Rs. 6,00,000/- (Rupees Six Lakh) only, which is hereby paid by the PURCHASER towards full consideration money to the VENDORS.

NOW THIS INDENTURE OF SALE WITNESSETH that in consideration of payment of Rs. 6,00,000/- (Rupees Six Lakh) only by the purchaser to the Vendors as per memo for consideration (the receipt whereof the Vendors doth hereby admit and acknowledge and from the same and every part thereof acquit, absolve and discharge the purchaser and the property for ever the Vendors doth hereby grant, convey, assign, sell and transfer absolutely and for ever to and unto the purchaser all that piece and parcel of land measuring: 02 Decimals out of 24 Decimals being portion of Plot No. 1495, under Khata No. 371 situated at Village - Misirgonda alias Pahargonda, P.S. Gonda, P.S. No. 191, District - Ranchi bearing Holding No. 0020007287000Z0 within ward No. 02 of Ranchi Municipal Corporation, Ranchi morefully described in the schedule below and delineated in red wash in the map attached together with all rights of easement, path, path ways, right, light, liberties, privileges, appendages and appurtenances whatsoever and the reversion or reversions, remainder or remainders, rent, issues and profits thereof and all the right, title, interest, claim and demand of the Vendors to into and upon the property hereby granted, conveyed, assigned, sold and transferred absolutely and forever TO HAVE AND TO HOLD the same as absolute owners thereof.

AND Whereas the Vendors covenants with the purchaser that the property hereby granted, conveyed, assigned, sold and transferred absolutely and forever is free from all encumbrances, trust, liens, lis-pendens, tenancy, attachment and execution whatsoever.

AND Whereas the Vendors has indefensible title and exclusive right to grant, convey, assign, sell and transfer absolutely and for ever the property hereby granted, conveyed, assigned, sold and transferred absolutely.

AND whereas the Vendors has not entered into any agreement for sale of the said property in favour of any other person.

AND whereas the Vendors further covenants with the Purchaser that the Vendors has not taken loan from any Bank, Financial Corporation or any other agency or person by encumbering and mortgaging the property hereby sold to the purchaser.

AND whereas now the purchaser who have been put in possession of the property hereby sold shall continue to remain in possession thereof as absolute owners and shall be entitled to construct building and structures, tube well or wells excavated, plant trees and garden and use the land in any manner they like without any let, hindrance, interruption, claim or demand by or from the Vendors or any other person claiming through or under the Vendors.

AND whereas the Vendors also covenants with the purchaser that the Vendors shall indemnify the purchaser against all losses, damages, claim, demand and liability whatsoever, if any, which the purchaser may sustain, or incur or be put to by reason of any defect in the title of the Vendors or any person claiming through or order the Vendors either in equity or in law or in case any encumbrance is discovered.

Jeelak Kumar  
22.07.2021

Jeelak Kumar  
22/7/21

AND whereas now the purchaser shall be entitled to get their names mutated in the Serista of the State through Circle Officer, Hehal Anchal, Ranchi as well as in the Ranchi Municipal Corporation or wherever necessary and shall pay rent and taxes in their names PROVIDED ALWAYS the Vendors shall at all reasonable times on the request and at the cost of the purchaser do or execute or cause to be done and executed all such further acts, deeds, assurances, matters and things which may be reasonably required for putting the purchaser in possession and assuring the title of the purchaser according to the true meaning and intent of these presents.

**SCHEDULE ABOVE REFERRED TO :**

All that piece and parcel of land measuring 02 Decimals from west side out of 24 Decimals being portion of Plot No. 1495, marked as Sub Plot No. 1495/B/1 under Khata No. 371, Khewat No. 17 situated at Village - Misirgonda alias Pahargonda, P.S. Gonda, P.S. No. 191, District - Ranchi bearing Holding No. 0020007287000Z0 within ward No. 02 of Ranchi Municipal Corporation, Ranchi is hereby given in power, which is bounded and butted as follows :-

- North :- R.S. Plot No. 1485  
 South :- 15 feet wide Proposed Road  
 East :- Mridula Devi  
 West :- Sub Plot No. 1495/B-3

**MEASURING**

- On North from East to West : 00 feet 00 inch  
 On South from East to West : 18 feet 00 inch  
 On East from North to South : 93 feet 00 inch  
 On West from North to South : 93 feet 00 inch

**Memo of consideration**

<u>Sl. No.</u>	<u>Cheque/DD/Cash</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
1.	Cash	15.07.2020		1,00,000/-
2.	Cash	15.08.2020		1,00,000/-
3.	027847	21.07.2021	Axis Bank	4,00,000/-
<b>Total</b>				<b>6,00,000/-</b>

**CERTIFICATE**

Certified that the above mentioned land is not acquired by Government, Semi Government, Armed Force or any other purpose. It is not a land of Forest, BCCL, CCL or ECL. This land is not of Math, Mandir, Girja, Gurudwara, Masjid, Church, Sarna, Hargari or Pahnai.

It is also certified that the above mentioned land is not a Kaishar-e-hind land, GairmajaruaAam land, Gairmajarua Khas Land, Forest/Jungle Land etc.

*Deepak Kumar*  
22.07.2021

*Geetika K. Singh*  
22/7/21

It is also certified that the Executants does not belong to Schedule Tribe or Schedule Caste or Backward Classes Community within the definition of Chota Nagpur Tenancy Act.

All the documents and statements presented for registration have been presented voluntarily and are true. The onus of any discrepancies or wrong submission will be on the parties who have appeared for registration of the document.

IN WITNESS WHEREOF the VENDORS executed these presents at Ranchi on the date, month and year first above written.

WITNESS:

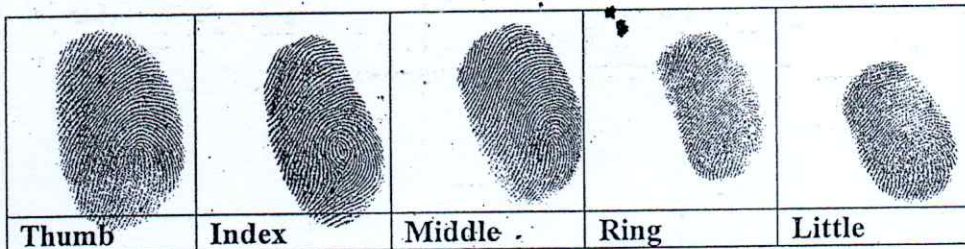
1. AMITA

D/O JATA SHANKAR CHAUDHARI  
DII/12 New office's Plot, Nepal Kaur,  
Doranda, Ranchi - 22/07/2021

VENDORS NO. 1 TO 5  
THROUGH ATTORNEY  
HOLDERS

2. Ashay Kumar Debey  
s/o Sagal Nand Debey  
s/o Sri Nand Debey  
Ranchi 22/07/2021

1. Aadity K. Singh  
22/7/21

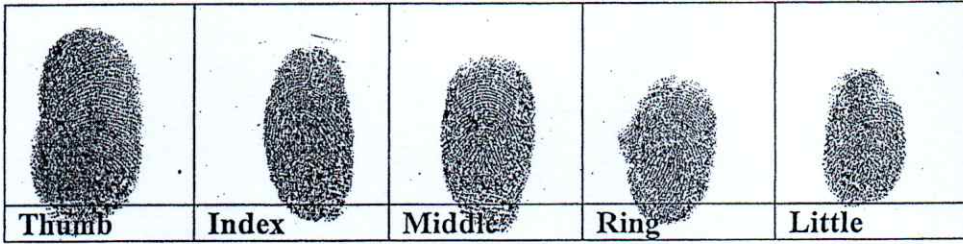


2. Jeelak Kumar  
22.07.2021



PURCHASER SIGNATURE WITH PHOTO

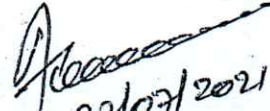
Pushpa  
22/07/2021



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

Typed by :- A. K. Saini

Drafted by :-

  
22/07/2021

आशुतोष को सिंगल  
22/07/21



## Document Registration Summary 1

Date :-22-Jul-2021

- Government/Market Value: ₹595300/-
- Transaction Amount: ₹600000 /-
- Paid Stamp Duty: ₹24000 /-

Receipt : 502152

Receipt Date : 22-07-2021

Presenter Name: AADITAY KUMAR TIWARI

On Date 22-07-2021 Presented at SRO - Ranchi Urban3

Signature of Presenter

*Aaditay Kumar Tiwari*

SRO - Ranchi Urban3


PR ₹1  
SP ₹930  
LL ₹3  
A1 ₹18000  
Stamp Duty ₹24000

**Total** ₹42934

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	24000	24000	0	GRAS	PushpaChoudhary	• GRN Number : 2106577399 • DEPT Transaction Id : 70fcd6c35bdd6c61fce1 • Transaction Type :	24000
PR	1	1	0	GRAS	PushpaChoudhary	• GRN Number : 2106577546 • DEPT Transaction Id : 18f380d627c166a28a4d • Transaction Type :	1
SP	930	930	0	GRAS	PushpaChoudhary	• GRN Number : 2106577546 • DEPT Transaction Id : 18f380d627c166a28a4d • Transaction Type :	930
A1	18000	18000	0	GRAS	PushpaChoudhary	• GRN Number : 2106577546 • DEPT Transaction Id : 18f380d627c166a28a4d • Transaction Type :	18000
LL	3	3	0	GRAS	PushpaChoudhary	• GRN Number : 2106577546 • DEPT Transaction Id : 18f380d627c166a28a4d • Transaction Type :	3

Sub Total	42934	42934	0				
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Article : Sale Deed Number of Pages : 62

 Signature of Operator

 Signature of Head Clerk

 Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Urban3

District Name :- Ranchi

State Name :- Jharkhand

**Deed Endorsement**

Token No :- 20210000072197

Deed Type	Sale Deed
Number of Pages	62
Fee Details	Stamp Duty :- Rs. 24000, PR :- Rs. 1, SP :- Rs. 930, A1 :- Rs. 18000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.595202/- , Transaction Amount :- Rs.600000/-
Property Details	District :- Ranchi , Tehsil :- Hehal , Village Name :- Misirgonda Location :- Other Road, Misirgonda Word No 2 Property Boundaries :- East: MRIDULA DEVI, West: SUB PLOT NO. 1495/B-3, South: 15 FEET WIDE PROPOSED ROAD, North: R.S. PLOT NO. 1485 Volume Number - 17Page Number - 17Holding Number - 0020007287000Z0Khata Number - 371Plot Number - 1495 Area Of Land :- 2.00 Decimal

Sh./Smt.AADITAY KUMAR TIWARI s/o/d/o/w/o DAMODAR TIWARI has presented the document for registration in this office

today dated :- 22-Jul-2021 Day :- Thursday Time :- 15:48:41 PM



AADITAY KUMAR TIWARI(Power Of Attorney)

Party Name	Document Type	Document Number
AADITAY KUMAR TIWARI	PAN/UID	AEOPT0263J

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	RUMI ROY THRO ... Jharkhand PAN No.:	No	Address:-	AADITAY KUMAR TIWARI  ... Jharkhand PAN No.: AEOPT0263J	SELLER Age:68			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>ABHAY KUMAR DUBEY</b> Address1 - HESAL DEVI MANDAP ROAD RANCHI, Address2 - , , , Jharkhand			

Signature of Operator

*fore*

Seal and Signature of Registering Officer

*22.7.21*

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( AADITAY KUMAR TIWARI , DEEPAK KUMAR); has/have admitted the execution before me. He/ She/ They has / have been identified by (ABHAY KUMAR DUBEY) Son/Daughter/Wife of (SAGAR NAND DUBEY) resident of (HESAL DEVI MANDAP ROAD RANCHI) and by occupation (Business).



Signature of Registering Officer

*22.7.21*

Date:- 22-Jul-2021

Seal and Signature of Registering Officer



## Pre Registration Docket

Date :- 22-07-2021 01:30 pm

Office Name :- SRO - Ranchi Urban3  
Token No:- 20210000072197

Appoinment :- 22-Jul-2021 Time:- 14:0

Article	Sale Deed
Pre Registration Date	21-Jul-2021
No. Of Pages	31
Stamp Duty	24000
Paid Stamp Duty	0
Total Fees	₹ 18,934.

Property Id: 551925

Valuation No. : 737212 / 2021	:- 2021-2022	User Id : 3516	Date : 22-July-2021 13:55:PM
State : Jharkhand	District : Ranchi	Tahsil : Hehal	
Land Type : Urban	Corporation : Ranchi Municipal Corporation Misirgonda	Village/City : Misirgonda	
Misirgonda Word No 2 - Other Road			
Volume Number - 17			
Page Number - 17			
Holding Number - 0020007287000Z0			
Khata Number - 371			
Plot Number - 1495			
Valuation Rule : Residential Land			
Property Details			
1	Land area	2 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 297601=595202	₹5,95,202/-
A	Total		₹5,95,202/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,95,300/-
Total Amount in Words : Five Lakh Ninety Five Thousands Three Hundred Rupees Only.			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: MRIDULA DEVI, West: SUB PLOT NO. 1495/B-3, South: 15 FEET WIDE PROPOSED ROAD, North: R.S. PLOT NO. 1485
Area	Land area : 2.00 Decimal

Other Description of the Property	Pin Code - 834008
Government/Market Value	595202
Transaction Amount	600000

SELLER	-Mrs. RUMI ROY THRO, Address - D.B. PALACE FLAT NO. B/2 22 RADHA GOVIND STREET THARPAKHNA LOWER BAZAR RANCHI- Father/Husband Name LATE PANDEY LALIT MOHAN NATH ROY , PAN No.- , Permission Case No.- , Aadhaar No. *****3461
	-Mrs. RAMA ROY THRO, Address - D.B. PALACE FLAT NO. B/2 22 RADHA GOVIND STREET THARPAKHNA LOWER BAZAR RANCHI- Father/Husband Name LATE PANDEY LALIT MOHAN NATH ROY , PAN No.- , Permission Case No.- , Aadhaar No. *****2612
	-Mr. DEEPAK KUMAR, Address - P.N.T. COLONY BURDWAN COMPOUND VIRAJ NAGAR LALPUR RANCHI- ,Father/Husband Name LAKSHMI NARAYAN SINGH , PAN No.- *****659L,Permission Case No.- , Aadhaar No. *****4134
	-Mr. AADITAY KUMAR TIWARI, Address - BURDWAN COMPOUND BIRAJ NAGAR LALPUR RANCHI- ,Father/Husband Name DAMODAR TIWARI , PAN No.- *****263J,Permission Case No.- , Aadhaar No. *****7027
	-Mrs. NEELAM ROY THRO, Address - D.B. PALACE FLAT NO. B/2 22 RADHA GOVIND STREET THARPAKHNA LOWER BAZAR RANCHI- Father/Husband Name LATE BINKATESH NANDAN SAHAY , PAN No.- , Permission Case No.- , Aadhaar No. *****3498
	-Mrs. NIMU ROY THRO, Address - D.B. PALACE FLAT NO. B/2 22 RADHA GOVIND STREET THARPAKHNA LOWER BAZAR RANCHI- Father/Husband Name LATE PANDEY LALIT MOHAN NATH ROY , PAN No.- , Permission Case No.- , Aadhaar No. *****7462
	-Mrs. DEEPA ROY THRO, Address - D.B. PALACE FLAT NO. B/2 22 RADHA GOVIND STREET THARPAKHNA LOWER BAZAR RANCHI- Father/Husband Name LATE PANDEY LALIT MOHAN NATH ROY , PAN No.- , Permission Case No.- , Aadhaar No. *****9809
PURCHASER	-Mrs. PUSHPA CHOUDHARY, Address - D-11/12 NEW OFFICERS FLAT NEAR NEPAL HOUSE DORANDA RANCHI- ,Father/Husband Name LATE SIDHESHWAR PRASAD SINGH , PAN No.- *****730G,Permission Case No.- , Aadhaar No. *****8803

Witness Information	Mr. ABHAY KUMAR DUBEY , Address - HESAL DEVI MANDAP ROAD RANCHI-, Father/Husband Name-SAGAR NAND DUBEY
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Identifier Details	Mr. ABHAY KUMAR DUBEY , Address - HESAL DEVI MANDAP ROAD RANCHI-, Father/Husband Name-SAGAR NAND DUBEY
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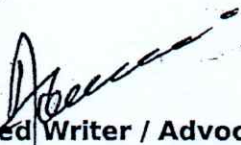
Fee Rule:Sale Deed		
1	Stamp Duty	24,000

1	SP	930
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Total		930
Fee Rule: Sale Deed		
1	PR	1
2	LL	3
3	A1	18,000
Total		18,004

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

Pushpa  
Vendee / Claimant

Aaditya K. Gumber  
Deepak Kumar

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Token No.: 20210000072197

## CERTIFICATE





### Office of the SRO - Ranchi Urban3



This Sale Deed was presented before the registering officer on date 22-Jul-2021 by **AADITAY KUMAR TIWARI**, S/O, D/O, W/O **DAMODAR TIWARI** resident of BURDWAN COMPOUND BIRAJ NAGAR LALPUR RANCHI

This deed was registered as Document No:- 2021/RANU3/1898/BK1/1738 in Book No :- BK1, Volume No :- 218 from Page No :- 399 to 460 at, office of SRO - Ranchi Urban3



Date:- 22-Jul-2021

  
Registering Officer

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	DEEPAK KUMAR Address1 - P.N.T. COLONY BURDWAN COMPOUND VIRAJ NAGAR LALPUR RANCHI, Address2 - ,,, Jharkhand PAN No.: AHAPK7659L, Permission Case No.-	Yes	Deepak Kumar Address:- ,,, Biraj Nagar, behind p.n.t colony, Lalpur, Ranchi, 834001,, Jharkhand, India		SELLER Age:43			<i>Deepak Kumar</i>
3	AADITAY KUMAR TIWARI Address1 - BURDWAN COMPOUND BIRAJ NAGAR LALPUR RANCHI, Address2 - ,,, Jharkhand PAN No.: AEOPT0263J, Permission Case No.-	Yes	Aaditya Kumar Tiwari Address:- ,, panchayat asko, vill tiwaridih po kharagdiha ps deori, Deori,, Giridih, 815314,, Jharkhand, India		SELLER Age:51			<i>Aaditay Kumar Tiwari</i>
4	RAMA ROY THRO Address1 - D.B. PALACE FLAT NO. B/2 22 RADHA GOVIND STREET THARPAKHNA LOWER BAZAR RANCHI, Address2 - ,,, Jharkhand PAN No.:				SELLER Age:60			
5	NEELAM ROY THRO Address1 - D.B. PALACE FLAT NO. B/2 22 RADHA GOVIND STREET THARPAKHNA LOWER BAZAR RANCHI, Address2 - ,,, Jharkhand PAN No.:				SELLER Age:61			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
6	NIMU ROY THRO Address1 - D.B. PALACE FLAT NO. B/2 22 RADHA GOVIND STREET THARPAKHNA LOWER BAZAR RANCHI, Address2 - , , , Jharkhand PAN No.:				SELLER Age:53			
7	DEEPA ROY THRO Address1 - D.B. PALACE FLAT NO. B/2 22 RADHA GOVIND STREET THARPAKHNA LOWER BAZAR RANCHI, Address2 - , , , Jharkhand PAN No.:				SELLER Age:66			
8	PUSHPA CHOUDHARY Address1 - D-11/12 NEW OFFICERS FLAT NEAR NEPAL HOUSE DORANDA RANCHI, Address2 - , , , Jharkhand PAN No.: AIFPC2730G, Permission Case No.-	Yes	Pushpa Choudhary Address:- D-11/12, Near Nepal House, New Officers Flat, Doranda, Doranda, Ranchi, 834002, , Jharkhand, India		PURCHASER Age:54			<i>Pushpa</i>

**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ABHAY KUMAR DUBEY S/o-D/o SAGAR NAND DUBEY Address1 - HESAL DEVI MANDAP ROAD RANCHI, Address2 - , , , Jharkhand PAN No.:			<i>Abhay Kumar Dubey</i>

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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