

6293

5625



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 30741a68e0f2ea82a686

Receipt Date : 08-Sep-2022 06:00:24 pm

Receipt Amount : 113916/-

Amount In Words : One Lakh Thirteen Thousands Nine Hundred And Sixteen Rupees Only

Token Number : 20220000109803

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : JB REAL ESTATE DEVELOPERS AND CONTRACTORS THROUGH ITS MANAGING PARTNER JYOTI BAJAJ ( Vendee )

GRN Number : 2213368778



For Office Use :-  
 मदी दफ्तर 1908 को प्राप्त  
 स्वीकृत को दस्तखत है। कार्यालय स्टाम्प अधिधिकार  
 अधिकारी की अनुमति 1. 01. 2022  
 2. पक्षीन वसुधायत अगस्त मुद्रित वा स्टाम्प  
 3. विद्युत वा स्टाम्प धनक अधिधिकार पक्षी

*Kupale*  
 09/09/2022

*Purnima Prasad*  
 09-09-2022

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट





Purnima Prabodh  
09-09-2022



Thumb Index Middle Ring Little  
Finger prints of Purnima Prabodh  
09/09/2022 ——— 10101

Purnima Prabodh  
 Cafe Sanyam Prabodh  
 Lalpur Prabodh  
 Nilwiser  
 Prabodh



09/09/2022

RED wash in the map attached herewith forming part of this Deed;

AND WHEREAS, initially besides other landed properties, the land of Municipal Survey Plot No.- 1688 situated at Village- Konka, Distt.- Ranchi, State of Jharkhand, Revenue Thana No.- 198 was recorded in the name of Rev. A.C.Chatterjee S/o Late W.C.Chatterjee as a landlord as well as Occupier in Municipal Survey Record of right. The nature of land recorded as "Pucca Bangla Mai Hata".

AND WHEREAS, on death of Rev. A.C.Chatterjee, the aforesaid properties besides other properties were inherited by his four sons and nine daughters including Mrs. Ivy Tusher Oliver D/o Late Rev. A.C.Chatterjee. The surviving legal heirs have equal shares in the properties left by Late Rev. A.C.Chatterjee. And whereas Mrs. Ivy Tusher Oliver had 1/12<sup>th</sup> shares in the properties.

AND WHEREAS, Mrs. Ivy Tusher Oliver had sold her 1/12<sup>th</sup> shares of entire property to Mr. Harikrisan Prasad @ Harikeishan Lal S/o Late Permeshwar Prasad resident of Maiky Road, Upper Bazar, Ranchi including shares in M.S.Plot No.- 1688 by virtue of a registered deed of sale vide Deed No. 1009 of 1960, Dt. 09.02.1960, entered into Book No.- 1, Vol. No.- 12, running from page No.- 372 to 378 for the year 1960 kept in the office of Dist Sub Registrar, Ranchi, and put Mr. Harikrisan Prasad @ Harikeishan Lal in peaceful possession thereof.

AND WHEREAS, since 1960, the schedule property was hold and possessed by Mr. Harikrisan Prasad @ Harikeishan Lal as his absolute property who had sold the schedule property to Rakesh Kumar S/o Late Paras

*Purnima Prasad*  
*09-09-2022*

Nath Prasad, by virtue of a registered deed of sale vide Deed No.- 10727 of 2004 Dt.: 26.08.2004, entered into Book No.- 1, Vol. No.- 244, running from page No.- 185 to 202 for the year 2004 kept in the office of Dist Sub Registrar, Ranchi and Mr. Harikrisan Prasad had put Rakesh Kumar into peaceful possession thereof.

AND WHEREAS, the Vendor purchased the schedule property from Rakesh Kumar S/o Late Paras Nath Prasad by virtue of a registered deed of sale vide Deed No.- 4018 of 2014 Dt.: 18.07.2014, kept in the office of Dist Sub Registrar, Ranchi and Rakesh Kumar put the vendor into peaceful possession thereof;

AND WHEREAS the Vendor came in the Khas possession over the landed property with his perfect right, title and interest and got her name mutated in the office of the Town Anchal Ranchi vide mutation case No.- 132/2004-05 and accordingly her name entered into page 25 of Vol. 25 of Register- II and paying revenue rent in her own name to the competent authority as well as also mutated his name in the office of Ranchi Municipal Corporation Ranchi. And whereas the vendor has paid the ground rent for the year 2020-21 vide receipt No. 0585540586 dt. 05.11.2020.

AND WHEREAS the Vendor is in exclusive possession with absolute right, title, interest and possession over the scheduled property having chhaparbandi right and the same is free from all encumbrances, debts, liens, charges or attachment and in marketable condition and she has in herself good right, full power and absolute authority having perfect title to transfer the whole or part of Scheduled property.

*Pasmina Prasad*  
09-09-2022

AND WHEREAS the Vendor is in need of money for his family and business necessity and urgent work and decided to sale the scheduled property, to the Purchaser for the total consideration of Rs. 25,25,000/- (Rupees Twenty five lakh Twenty five thousand Only). And Whereas the Vendor is agreed to sell the scheduled property for a consideration of Rs. 25,25,000/- (Rupees Twenty five lakh Twenty five thousand Only) and the Purchaser after having considering the facts, satisfied with the Title of the Vendor to the Scheduled property and agreed to purchase the same at the said price which is fair, reasonable, and according to the price prevalent in the market.

AND WHEREAS it is agreed that the Vendor shall sell and the Purchaser shall purchase the scheduled property for a fixed consideration, free from all encumbrance. The Purchaser has satisfied themselves regarding perfect right, title, interest and possession of The Vendor over the schedule property and agreed to purchase the same at the said price.

NOW THEREFORE THIS INDENTURE OF SALE WITNESSETH as follows:-

1. That in pursuance of the aforesaid agreement and in consideration of a sum of Rs. 25,25,000/- (Rupees Twenty five lakh Twenty five thousand Only) paid to the Vendor by the Purchaser (as per the memo of consideration given herein below) and the receipt of which the Vendor hereby admits and acknowledges and from the same and every part thereof discharge the Purchaser for ever, the Vendor hereby sell, transfer, convey and grant to

Purnima Prasad  
09-09-2022

the Purchaser the Scheduled land having permanent heritable, transferable chhaparbandi rights, being portion of M.S. Plot no.- 1688, measuring an area of 01 Katha 04 Chhattak i.e. 2.066 Decimals more or less along with an old room having 70 Sq.ft constructed area corresponding to New Holding No. 0160000889000A2, New Ward No.- 16 of Ranchi Municipal Corporation, Thana No.- 198, situated at Village- Konka, P.S.- Lower Bazar, Distt.- Ranchi, in the State of Jharkhand, more fully described in the schedule hereunder and shown in RED WASH with its measurements in the map attached herewith.

2. The Vendor do hereby put the Purchaser in possession over the property hereby sold to the Purchaser and the purchaser shall remain in possession of the schedule property without any hindrance and interruption from the Vendor or any other person or persons either in law or in equity and the purchaser shall hence forth exercise all act of ownership and possession over the said property.
3. That the Vendor has perfect right, Title, interest and possession of the scheduled property and entitled to sell the same.
4. That the Purchaser has examined the title of the Vendor to said land and has examined the documents of title and is satisfied with the Vendor's title over the said land duly certified as marketable. That if any defects in title of the

*Purnima Prasad*  
09-09-2022

Vendor will be found in future, the vendor shall compensate the purchaser

5. That the Purchaser shall be entitled to use, sell, mortgage, lease or otherwise alienate the property hereby conveyed with its sole discretion.
6. That the Vendor do hereby further covenant with the Purchaser that the Vendor has not done anything here to fore-made, committed, done, suffered or permitted any act, deed, matter or thing whether of commission or of omission by reason thereof the said landed property conveyed by these presents has in any way been impeached, charged, mortgaged, sold, leased, gifted, exchanged, or otherwise, alienated or affected whether in title or in possession and that the said property is free from all encumbrances, attachments, liens, whatsoever, and that the Purchaser shall peacefully enter into and upon the said land and possesses the same as their absolute property and the Purchaser is at liberty to construct building in any manner they like.
7. That the Purchaser henceforth be entitled to mutate its name in the office of the Circle Officer, Town Anchal Ranchi and in any other office/s as required under law and pay all rent and taxes in its own name and has every right to enjoy the property as per their choice.

Actual consideration paid for the Landed property-  
Rs. 25,25,000/- (Rupees Twenty five lakh  
Twenty five thousand Only).

*Purnima Prasad*  
*09-09-2022*

MEMO OF CONSIDERATION:-

- (1) Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty thousand only) through Demand Draft being Demand Draft No. 513926 dt.:03.09.2022, Drawn on State Bank of India, Personal Banking Branch, Ranchi.
- (2) Rs. 12,75,000/- (Rupees Twelve Lakhs Seventy five thousand only) through Demand Draft being Demand Draft No. 513927 dt.:03.09.2022, Drawn on State Bank of India, Personal Banking Branch, Ranchi..

Declaration:-

1. Whether Kucha or pucca - Pucca
2. If pucca, whether tiled or reinforced concrete - Brick/reinforced concrete
3. No. of stories - Ground floor
4. The plinth area of each floor or stories and the building with area of each storey floor - 70 Sq.ft. Built-up area
5. Year of construction - 1982
6. A brief description of the nature of sanitary, electrical and other fittings in the building or other quality - Fitting attached
7. Area whether the building is constructed and its use residential commercial and industrial - Residential
8. If on rent its annual rent - Not applicable
9. For the purpose of registration fee and Stamp Duties the document is valued as under:- (Rate applicable for Ward No.-16):-

Cost of old Kaccha House 70 Sq.ft-	Rs. 4,68,500.00
Cost of Land -	Rs. <u>23,79,400.00</u>
Total	Rs. 28,47,900.00

(Rupees Twenty Eight Lakhs Forty seven Thousand Nine Hundred Only).

*Purnima Prasad*  
09-09-2022

Certificate:-

Certified that as per the Khatian the properties mentioned in Schedule below is neither a Govt. land nor has been acquired by the Govt. (either for armed forces or otherwise). This land is also not a Bhudan land. The Schedule property is out of the forest area. This is neither CCL, BCCL not ECL land. This is also certified that this land neither belongs to Tribal Khata nor related to any tribal. This land does not belong to any Math, Mandir, Church or Mosque.

SCHEDULE

All that piece and parcel of land having permanent heritable, transferable chhaparbandi rights, being portion of M.S. Plot no. 1688, measuring an area of 01 Katha 04 Chhattak i.e. 2.066 Decimals more or less along with an old room having 70 Sq.ft constructed area corresponding to New Holding No. 0160000889000A2, Ward No.- IV (Old), New Ward No. 16 of Ranchi Municipal Corporation, Thana No. 198, situated at Village- Konka, P.S. Lower Bazar, Dist- Ranchi, in the State of Jharkhand, shown in RED Wash in the map attached herewith forming part of this deed.

The Land sold hereby is butted and bonded as follows;-

- North- Old Grace Villa.  
 South- Church Road.  
 East- Vacant land of Grace Villa/ part of M.S.Plot No. 1688  
 West- Portion of M.S.Plot No. 1688 belongs to Mrs. Karuna Jha

*Purnima Prasad*  
*09-09-2022*

IN WITNESS whereof the Vendor has set his hands in presence of the witnesses at Ranchi on the day, month and year mentioned herein above.

WITNESS:-

1. Md. Aslam Raza  
S/o Late Md. Ali Raza  
Darzee Khaballa, Dauda  
Ranchi  
09/09/22

Purnima Prasad  
09-09-2022  
VENDOR



2. K.N. Mahto  
S/o Late Jai Singh Mahto  
Vill- Lal, Roll Toli,  
Namkum, Ranchi  
09/09/22

Jyoti Bajaj  
09-09-2022

For JBI Real Estate Developers & Contractors



Finger prints of Jyoti Bajaj

Drafted by

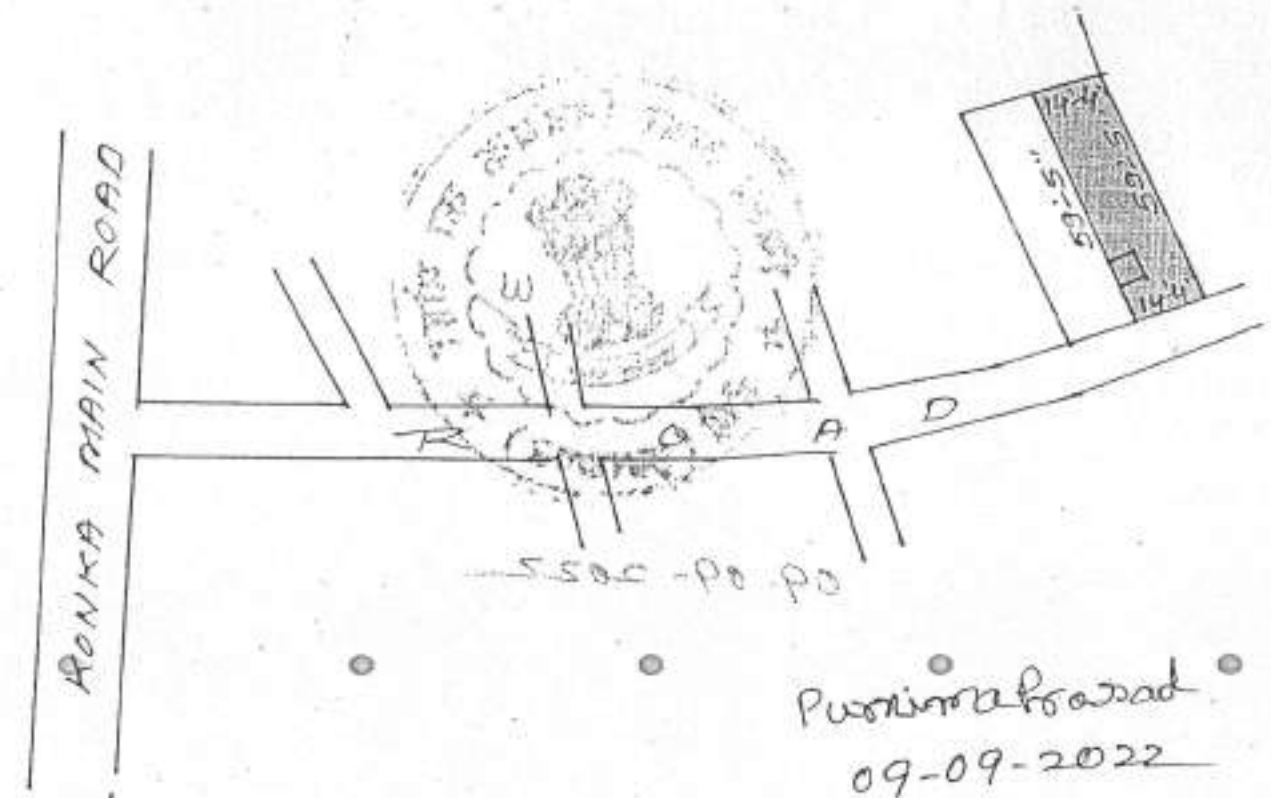
Arvind Kumar  
Advocate  
9/9/22

Certified that the fingers print of the left hand of each person whose photographs are affixed in the documents have been obtained by me.

Arvind Kumar  
9.9.22 E.N. 2331/95



VILLAGE → KONKA THANA NO-198  
THANA RANCHI DIST RANCHI  
AREA SHOWN IN RED WASH-  
M/S PLOT NO-1688, WARD NO-IV  
AREA → K-CH  
1-4



Copied by  
Admin

Purnima Prasad  
09-09-2022



क्र. सं. (S. No.)	दिनांक (Date)	विवरण (Particulars)	दिनांक (Date)	विवरण (Particulars)	दिनांक (Date)	विवरण (Particulars)	दिनांक (Date)	विवरण (Particulars)	दिनांक (Date)	विवरण (Particulars)
9236	22/8/22	...	22/8/22	...	22/8/22	...	22/8/22	...	22/8/22	...
9237	22/8/22	...	22/8/22	...	22/8/22	...	22/8/22	...	22/8/22	...
9238	22/8/22	...	22/8/22	...	22/8/22	...	22/8/22	...	22/8/22	...
9239	22/8/22	...	22/8/22	...	22/8/22	...	22/8/22	...	22/8/22	...

संख्या-11 (N.S.) फॉर्म नं. 2  
 22/8/22



CERTIFIED TO BE TRUE COPY  
 (Signature)

20/8/22  
 22/8/22

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झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

September 8, 2022

पंजी II प्रति

वर्तमान पृष्ठ संख्या	25	पृष्ठ संख्या	25	अंचल का नाम	झारखंड	हस्ता का नाम	हरकत-02	इस्टेट का नाम	JHARKHAND
प का नाम	सोनी	अनुमंडल नाम	सदर	हस्ता का नाम	हरकत-02	इस्टेट का नाम	हरकत-02	इस्टेट का नाम	JHARKHAND
प का नाम	कोन्कन	होस्टिंग संख्या	717	हस्ता का नाम	हरकत-02	इस्टेट का नाम	हरकत-02	इस्टेट का नाम	JHARKHAND

प्राप्त प्रसाद, प्रति-दिना संकर प्रसाद, जति			परिवर्तन के लिए प्राधिकार	लगान	सेंस
प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	13	0	
16288	1 कठर उ. 0 वर्गफीट	नामान्तरण मुकदमा संख्या 2817/2015 - 2016			
कुल परिवर्तन	1 कठर उ. 0 वर्गफीट				

क्र	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
0-	0585540588	2015-2018	2020-2021	65	13	16.25	3.25	32.5	6.5	32.5	6.5	13	2.6

Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

Of Case Status Details

www.bdl

BACK

यह कामपुत्र जर्नल प्रति  
धर केवल प्राप्ति की जानकारी के लिए है  
। भी प्रकाश की अद्यतनों के लिए सम्बन्धित अधिकारी से संपर्क करें  
को नक्का देखने के लिए प्लॉट नंबर क्लिक करें।

ऑनलाइन जाँचा

JV- F.No. 180v  
मालगुजारी  
कैल : नाम मौजा मय  
री धाना नम्बर

V

फरद मलकी / फरद रेयती Page No. : 25  
नाम रेयत मय वलिदयत जमाबन्दी Vol. No. : 25  
वो सकुनत नम्बर। Receipt No. : 0585540586

कोनका   198   पुर्णिमा प्रसाद	खेसरा संख्या	रकबा (एकड़ में)
717	1688	1 कठा 4 छटाक 0 वर्गफीट
री नकदी	अराजी भावली	ताफसील हिसाब लगान भावली

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

मांग बावत	सात्वाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा (2015-2016) - (2016-2017)	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)	
र (नकदी)	13.00	26.00	13.00	13.00	13.00	13.00
री (भावली)	3.25	6.50	3.25	3.25	3.25	3.25
स	6.50	13.00	6.50	6.50	6.50	6.50
द	6.50	13.00	6.50	6.50	6.50	6.50
तफरकात	2.60	5.20	2.60	2.60	2.60	2.60
जान	31.85	63.70	31.85	31.85	31.85	31.85

तफसील अदायकारी

अदायकारी बावत	सात्वाना	बकाया				मौतालब हाल (2020-2021)	फाजिल
		तीन वर्ष से ज्यादा (2015-2016) - (2016-2017)	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)		
र (नकदी)		26.00	13.00	13.00	13.00	13.00	
री (भावली)		6.50	3.25	3.25	3.25	3.25	
स		13.00	6.50	6.50	6.50	6.50	
द		13.00	6.50	6.50	6.50	6.50	
तफरकात		5.20	2.60	2.60	2.60	2.60	
जान अदायकारी		63.70	31.85	31.85	31.85	31.85	

(१) मौजान कुल (लफ्जों में) : One Hundred Ninety One Rupees and Ten Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 191.10

तारीख अमला तहसील कुनिन्दा : 05-11-2020

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

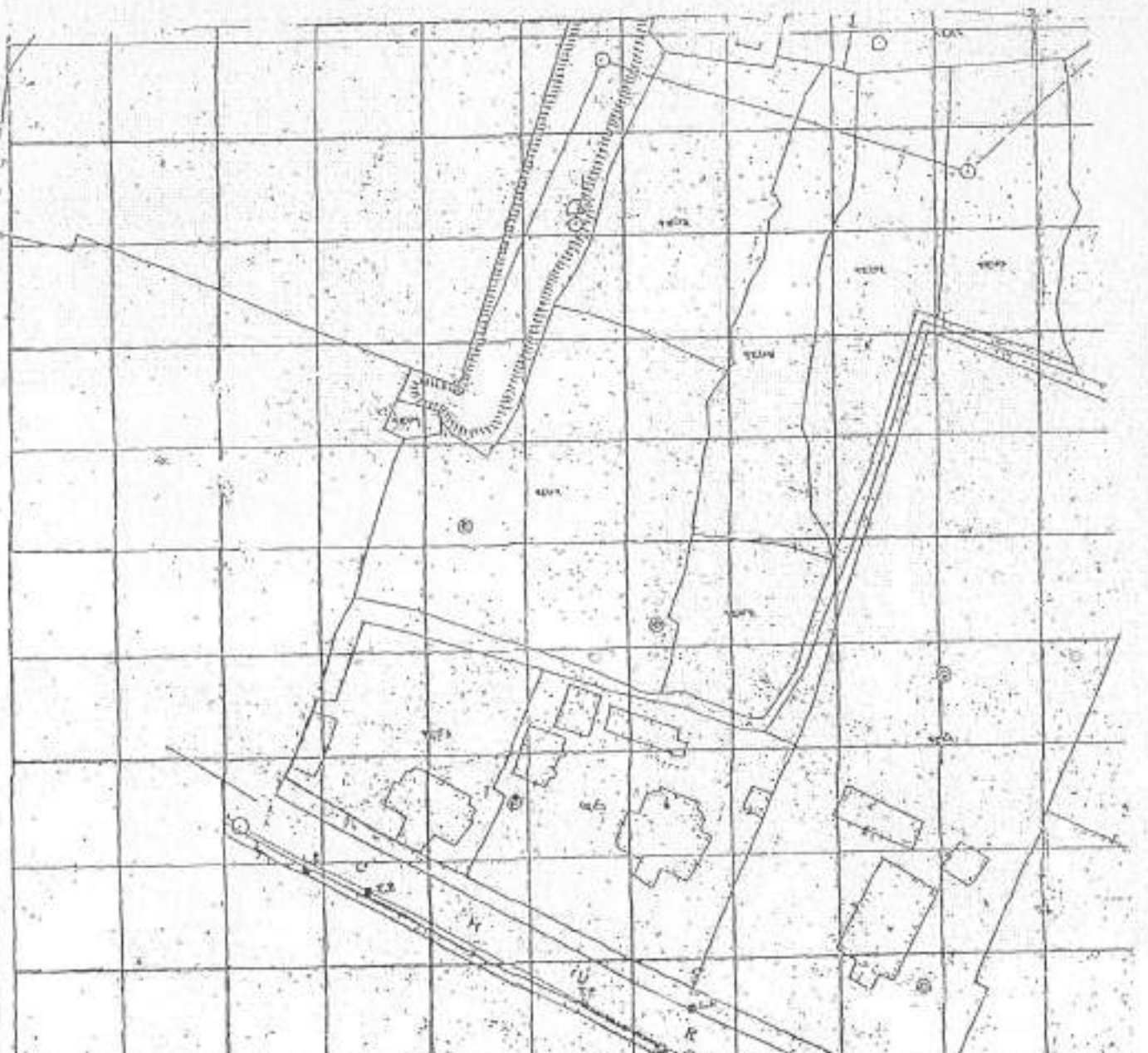


ऑनलाइन जाँचा

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।

Print



# RANCHI MUNICIPALITY

WARD No. IV — SHEET No. 9

Surveyed in 1928-29 under B.S.O. Act I of 1926

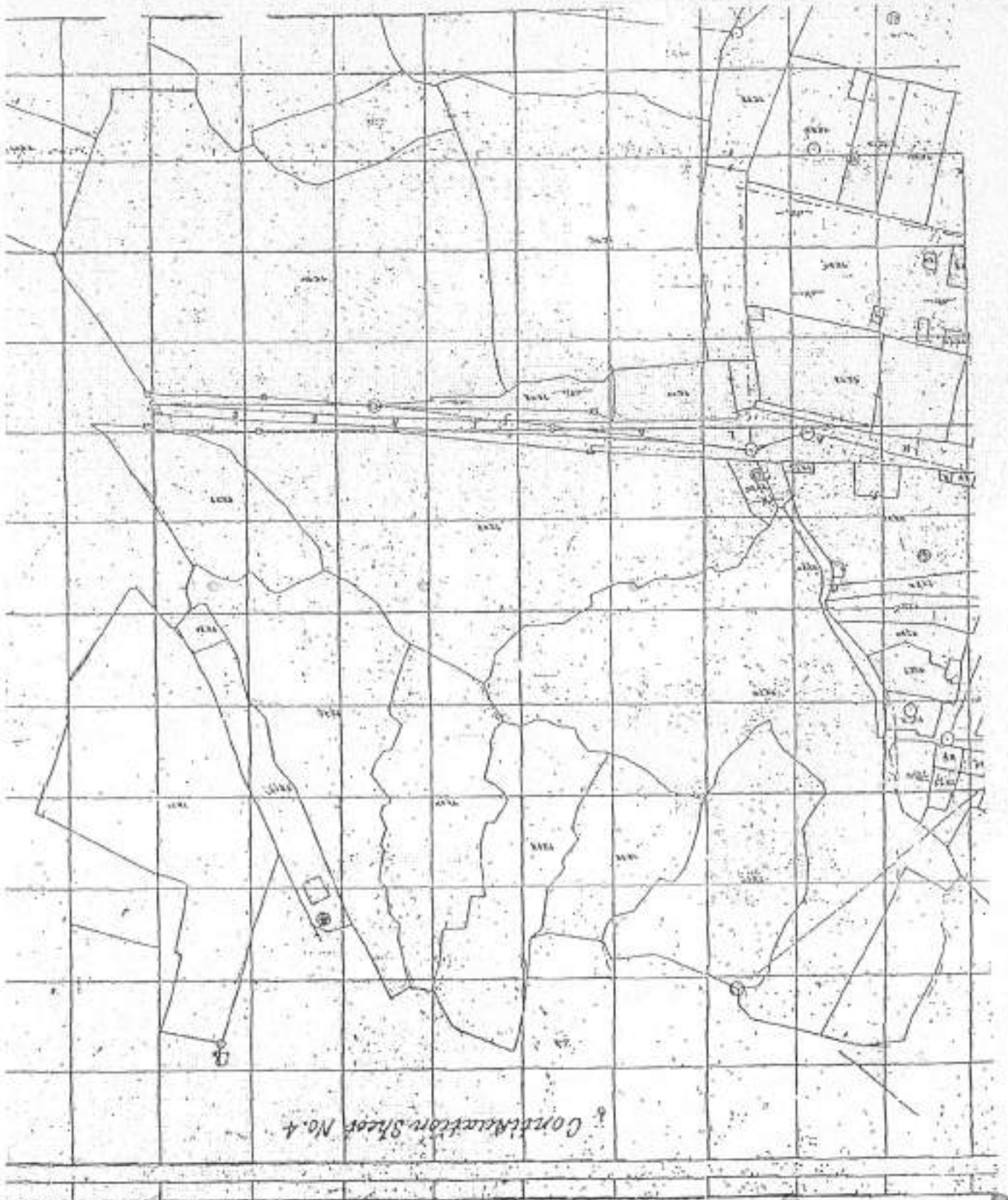
Scale of inches = 1 Mile or 1 inch = 825 feet

References

- |                              |      |
|------------------------------|------|
| Land Post                    | L.P. |
| Letter Box Post              | L.B. |
| Telegraph and Telephone Post | T.P. |

WARD No. V

Made and published



Construction Sheet No. 4

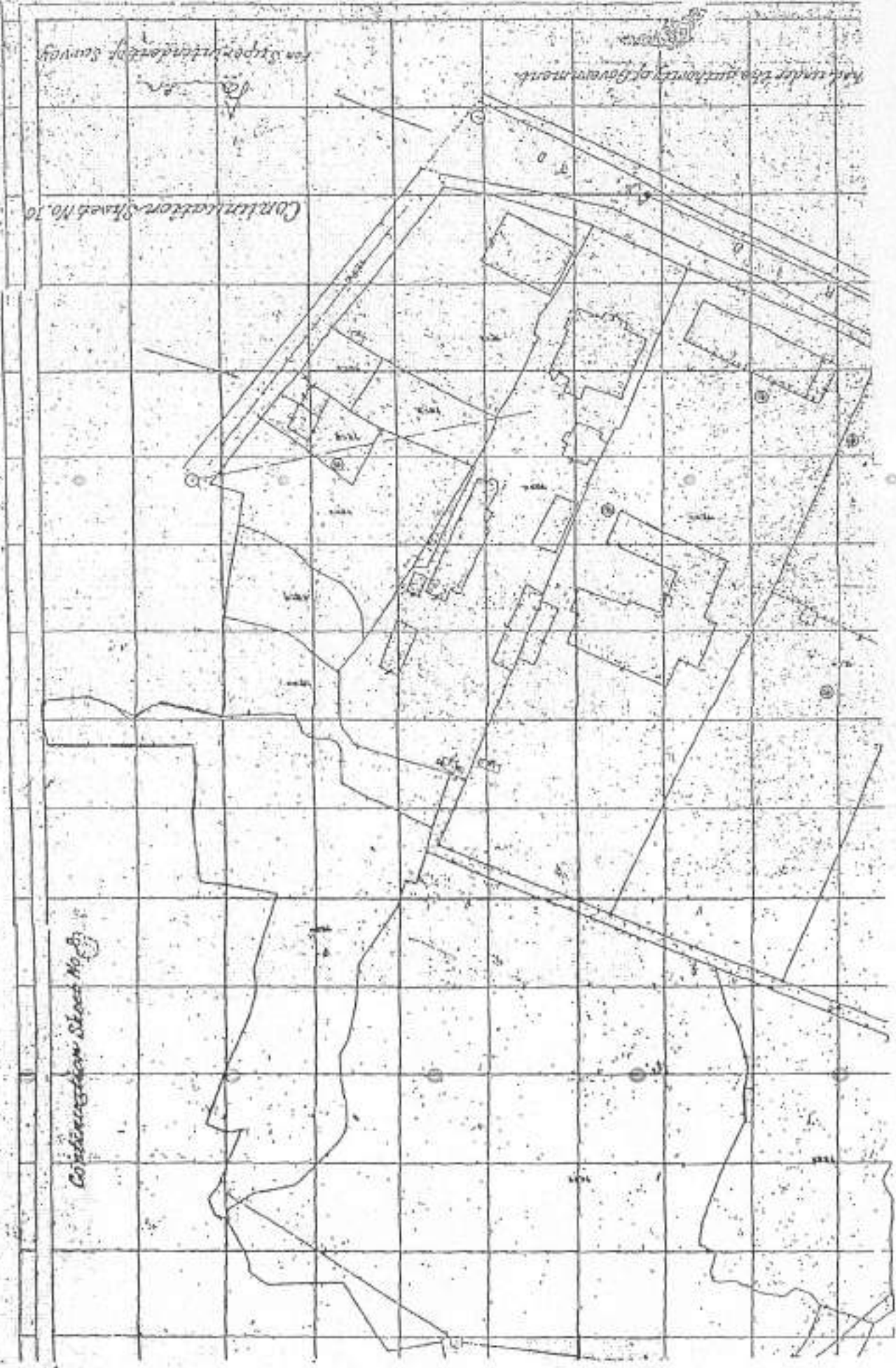
1. 1/2" = 100' SCALE  
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for Superintendent of Survey

held under the authority of Government

Continuation Sheet No. 10

Continuation Sheet No. 10





संघीय प्रमाणन प्राधिकरण

भारत सरकार

Authentication Authority of India

Government of India

समांकन क्रम / Enrollment No 1025/30091/20245

To:  
 पुष्पिमा प्रसाद  
 Purnima Prasad  
 W/O. Dwa Shanker Prasad  
 CIRCULAR ROAD  
 OPPOSITE K.C. ROY MEMORIAL HOSPITAL SHARDA  
 PURI, ALPUR, RANCHI  
 Ranchi C.P.O.  
 Ranchi G.P.O. Ranchi Ranchi  
 Jharkhand 834001  
 9431301736

Ref: 2057/02L/701954/702226/P



SH61550800FT



आपका आधार क्रमांक / Your Aadhaar No. :

**2882 6125 3360**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India



पुष्पिमा प्रसाद  
 Purnima Prasad  
 जन्म तिथि / DOB : 24/05/1955  
 महिला / Female



**2882 6125 3360**

आधार - आम आदमी का अधिकार

Self Attested

Purnima Prasad

16-8-22





भारत सरकार  
GOVERNMENT OF INDIA



ज्योति बाजज  
Jyoti Bajaj  
DOB: 02-09-1967  
Gender: Female



9661 5243 1461

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट डाक प्राधिकरण  
POSTAL AUTHORITY OF INDIA

W/O: गुर्धर सिंह, 3A पेपे  
कॉम्पाउन्ड, रांची डि.पि.ओ., रांची  
डी.पी.ओ., राँचे, राँची, झारखण्ड,  
834001

Address:  
W/o: Garhvir Singh, 3a Pepee  
Compound, Ranchi G.p.o., Ranchi  
G.p.o., Ranchi, Ranchi, Jharkhand,  
834001



1880 300 1841

help@ptai.gov.in

www.ptai.gov.in

P.O. Box No. 1047,  
Bangalore-560 001

Jyoti Bajaj



For J&B Real Estate Developers & Contractors.

Jyoti Bajaj  
Partner



भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रम / Enrollment No 1093/51215/00757

To,  
 मोहम्मद अस्लम राजा  
 Mohammad Aslam Raza  
 S/O Mohammad Ali Raza  
 Masjid Road Darzee Mohalla Doranda  
 Doranda  
 Doranda Ranchi  
 Jharkhand 834002

15/01/2017

Ref: 120 / 14C / 238095 / 230400 / P



UE1B1134776IN



आपका आधार क्रमांक / Your Aadhaar.No. :

**2652 9254 8527**

**आधार — आम आदमी का अधिकार**



भारत सरकार  
 GOVERNMENT OF INDIA



मोहम्मद अस्लम राजा  
 Mohammad Aslam Raza  
 जन्म वर्ष / Year of Birth : 1972  
 पुरुष / Male



**2652 9254 8527**

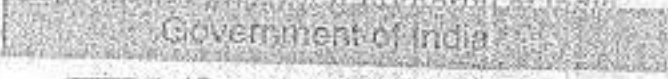
**आधार — आम आदमी का अधिकार**



भारत सरकार

Unique Identification Authority of India

Government of India



नागरिकता क्रम / Enrolment No 1093/51090/05314

To,  
करम माथ महतो  
Karam Math Mahato  
SAO Late Jai Singh Mahato  
VILL-LAJI ROLL TOLI PO LAJ TOLI PS NANKUM  
Nankum  
Nankum Raichhi  
Jharkhand 834010

03/11/2011

Ref: 118 / 20C / 226251 ( 227443 / P)



UE207726858N



आपका आधार क्रमांक / Your Aadhaar No. :

7550 7862 3852

आधार — आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA



करम माथ महतो  
Karam Math Mahato  
जन्म वर्ष / Year of Birth: 1975  
पुरुष / Male




7550 7862 3852

आधार — आम आदमी का अधिकार

K.N. Mahato

**निबंधन कार्यालय में दस्तावेज 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 वोल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होस्टिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	

  
 जाँच लिपिक का हस्ताक्षर  
 तिथि सहित



  
 निबंधन पदाधिकारी का हस्ताक्षर  
 तिथि सहित



9/5

## Pre Registration Docket

Date :- 09-09-2022 11:28 am

Office Name :- SRO - Ranchi  
Token No:- 20220000109803

Appoinment :- 09-Sep-2022 Time:- 11:36

Article	Sale Deed
Pre Registration Date	08-Sep-2022
No. Of Pages	29
Stamp Duty	113916
Paid Stamp Duty	0
Total Fees	₹ 88,311.

Property Id: 811734

Valuation No. : 1097298 / 2022	:- 2022-2023	Date : 08-September-2022 16:32:PM
State : Jharkhand	District : Ranchi	Tahsil : Ranchi Shahar
Land Type : Urban	Corporation : Ranchi Municipal Corporation Konka	Village/City : Konka
Konka Word No 16 - Main Road		
Khata Number - -		
Plot Number - 1688		
Volume Number - 25		
Page Number - 25		
Holding Number - 0160000889000A2		
Construction Type :KACHHA		

### Property Rates

Commercial Land (Y)	Commercial Construction (N)
₹1151656/- Decimal	₹6084/- Square Feet

Valuation Rule : Commercial Construction

### Property Details

1	Land area	2.07 Decimal
2	Area of Constructed Property	70 Square Feet
3	Have Depreciation certificate	No
4	Age	31 to 40 years
5	Certificate number	0

### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.066 x 1151656=2379321.296	₹23,79,321/-
2	Constructed Property Valuation	1. 70 x 6084=425880	₹4,25,880/-

A	Total	₹28,05,201/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-		
Total Valuation (A)		₹28,05,201/-
Total Amount in Words : Twenty Eight Lakhs Five Thousand Two Hundred And One Rupees Only.		

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: VACANT LAND OF GRACE VILLA/PART OF M.S. PLOT NO. 1688, West: PORTION OF M.S. PLOT NO. 1688 BELONGS TO Mrs. KARUNA JHA, South: CHURCH ROAD, North: OLD GRACE VILLA
Area	Land area : 2.07 Decimal, Area of Constructed Property : 70.00 Square Feet, Have Depreciation certificate : No , Age : 31 to 40 years , Certificate number :
Other Description of the Property	Pin Code - 834001
Government/Market Value	2805201.296
Transaction Amount	2847900

SELLER	-Mrs. PURNIMA PRASAD, Address - SARDAPURI, CIRCULAR ROAD, LALPUR, RANCHI, JHARKHAND- ,Father/Husband Name LATE SARJU PRASAD , PAN No.- *****025K,Permission Case No.- , Aadhaar No. *****3360
PURCHASER	-Ms. JB REAL ESTATE DEVELOPERS AND CONTRACTORS THROUGH ITS MANAGING PARTNER JYOTI BAJAJ, Address - PEPEE COMPOUND, HINDPIRI, RANCHI, JHARKHAND- ,Father/Husband Name LATE SARDAR GURCHARAN SINGH SETHI , PAN No.- *****699N,Permission Case No.- , Aadhaar No. *****1461

Witness Information	Mr. MOHAMMAD ASLAM RAZA , Address - MASJID ROAD, DARZEE MOHALLA, DORANDA, RANCHI, JHARKHAND-, Father/Husband Name-LATE MOHAMMAD ALI RAZA
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Identifier Details	Mr. MOHAMMAD ASLAM RAZA , Address - MASJID ROAD, DARZEE MOHALLA, DORANDA, RANCHI, JHARKHAND-, Father/Husband Name-MOHAMMAD ALI RAZA
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<b>Fee Rule:Sale Deed</b>		
1	Stamp Duty	1,13,916

1	SP	870
<b>Total</b>		<b>870</b>

<b>Fee Rule:Sale Deed</b>		
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1	A1	85,437
2	E	2,000
3	LL	3
4	PR	1
<b>Total</b>		<b>87,441</b>

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

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

*Jyoti Bajaj*

*Purnima Prasad*

  
Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant



## Document Registration Summary 1

09-Sep-2022

- Government/Market Value: ₹2805300/-
- Transaction Amount: ₹2847900/-
- Paid Stamp Duty: ₹113916/-

Receipt : 707721

Receipt Date : 09-09-2022

Presenter Name : -

E	₹2000
PR	₹1
SP	₹870
LL	₹3
A1	₹85437
Stamp Duty	₹113916

In Date 09-09-2022 Presented at SRO - Ranchi  
Signature of Presenter

SRO - Ranchi

Total ₹202227

Payment lead	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	113916	113916	0	GRAS	JbRealEstateDevelopersAndContractorsThroughItsManagingPartnerJyotiBajaj	GRN Number : 2213368778 DEPT Transaction Id : 30741a58e0f2ea82a686 Transaction Type :	113916
E	2000	2000	0	GRAS	JbRealEstateDevelopersAndContractorsThroughItsManagingPartnerJyotiBajaj	GRN Number : 2213377419 DEPT Transaction Id : c29629ff5bb2e7b66ce Transaction Type :	2000
PR	1	1	0	GRAS	JbRealEstateDevelopersAndContractorsThroughItsManagingPartnerJyotiBajaj	GRN Number : 2213377419 DEPT Transaction Id : c29629ff5bb2e7b66ce Transaction Type :	1
SP	870	870	0	GRAS	JbRealEstateDevelopersAndContractorsThroughItsManagingPartnerJyotiBajaj	GRN Number : 2213377419 DEPT Transaction Id : c29629ff5bb2e7b66ce Transaction Type :	870
A1	85437	85437	0	GRAS	JbRealEstateDevelopersAndContractorsThroughItsManagingPartnerJyotiBajaj	GRN Number : 2213377419 DEPT Transaction Id : c29629ff5bb2e7b66ce Transaction Type :	85437

LL	3	3	0	GRAS	JbRealEstateDevelopersAndContractorsThroughItsManagingPartnerJyotiBajaj	GRN Number : 2213377419 DEPT Transaction ID : c29629ff5bb2e7b66ce Transaction Type	3
Sub Total	202227	202227	0				

Article : Sale Deed Number of Pages : 58

Signature of Operator 

  
Signature of Head Clerk

  
Signature of Registering Officer





## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20220000109803

Deed Type	Sale Deed
Number of Pages	58
Fee Details	Stamp Duty :- Rs. 113916, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 870, A1 :- Rs. 85437, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.2805201/- ,Transaction Amount :- Rs.2847900/-
Property Details	District :- Ranchi , Tehsil :- Ranchi Shahar , Village Name :- Konka Location :- Main Road, Konka Word No 16 Property Boundaries :- East: VACANT LAND OF GRACE VILLA/PART OF M.S. PLOT NO. 1688, West: PORTION OF M.S. PLOT NO. 1688 BELONGS TO Mrs. KARUNA JHA, South: CHURCH ROAD, North: OLD GRACE VILLA Khata Number - -Plot Number - 1688Volume Number - 25Page Number - 25Holding Number - 0160000889000A2 Area Of Land :- 2.07 Decimal 70.00 Square Feet







PURNIMA PRASAD(Individual)

Sh./Smt.PURNIMA PRASAD s/o/d/o/w/o LATE SARJU PRASAD has presented the document for registration in this office



today dated :- 09-Sep-2022 Day :- Friday Time :- 16:55:40 PM

Party Name	Document Type	Document Number
PURNIMA PRASAD	PAN/UID	AOZPP1025K

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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>PURNIMA PRASAD</b> Address1 - SARDAPURI, CIRCULAR ROAD, LALPUR, RANCHI, JHARKHAND, Address2 - , , , Jharkhand PAN No.: AOZPP1025K, Permission Case No.-	Yes	Purnima Prasad Address:- , OPPOSITE K.C. ROY MEMORIAL HOSPITAL, CIRCULAR ROAD, SHARDA PURI, LALPUR, RANCHI, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		SELLER Age:67			<i>Purnima Prasad</i>
2	<b>JB REAL ESTATE DEVELOPERS AND CONTRACTORS THROUGH ITS MANAGING PARTNER JYOTI BAJAJ</b> Address1 - PEPEE COMPOUND, HINDPIRI, RANCHI, JHARKHAND, Address2 - , , , Jharkhand PAN No.: AAKFJ3699N, Permission Case No.-	Yes	Jyoti Bajaj Address:- , 3A PEPEE COMPOUND, , Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		PURCHASER Age:55			<i>Jyoti Bajaj</i>


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>MOHAMMAD ASLAM RAZA</b> S/o-D/o MOHAMMAD ALI RAZA Address1 - MASJID ROAD, DARZEE MOHALLA, DORANDA, RANCHI, JHARKHAND, Address2 - , , , Jharkhand PAN No.:			<i>md. Aslam Raza</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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r.NO	Party Name and Address	Photo	Thumb	Signature
1	MOHAMMAD ASLAM RAZA Address1 - MASJID ROAD, DARZEE MOHALLA, DORANDA, RANCHI, JHARKHAND, Address2 - ... , Jharkhand			

  
signature of Operator


  
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, ( PURNIMA PRASAD), has/have admitted the execution before me. He/ She/ They has / have been identified by (MOHAMMAD ASLAM RAZA) Son/Daughter/Wife of (MOHAMMAD ALI RAZA) resident of (MASJID ROAD, DARZEE MOHALLA, DORANDA, RANCHI, JHARKHAND) and by occupation (Business).

  
Signature of Registering Officer

Date:- 09-Sep-2022

  
Seal and Signature of Registering Officer



Token No.: 202200000109803

## CERTIFICATE

Office of the SRO - Ranchi

This Sale Deed was presented before the registering officer on date 09-Sep-2022 by PURNIMA PRASAD, S/O, D/O, W/O LATE SARJU PRASAD resident of SARDAPURI, CIRCULAR ROAD, LALPUR, RANCHI, JHARKHAND

This deed was registered as Document No:- 2022/RAN/6293/BK1/5625 in Book No :- BK1, Volume No :- 752 from Page No :- 477 to 534 at, office of SRO - Ranchi

Date:- 09-Sep-2022

Registering Officer

M. Jaisan

