

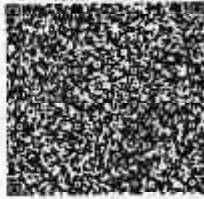


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH27988984064205S
Certificate Issued Date	: 19-Mar-2020 05:56 PM
Account Reference	: SHCIL (FI)/ Jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0141371715158796S
Purchased by	: RUKMANI PROPERTY PROJECT PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 6,66,00,000 (Six Crore Sixty Six Lakh only)
First Party	: NA
Second Party	: RUKMANI PROPERTY PROJECT PVT LTD
Stamp Duty Paid By	: RUKMANI PROPERTY PROJECT PVT LTD
Stamp Duty Amount(Rs.)	: 26,64,000 (Twenty Six Lakh Sixty Four Thousand only)



Please write or type below this line

2020/JSR/1615/BK1/1466

2020/37665
09-06-2020



बि. प्रियंका
20/3/2020

RS 0002217415

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shilestamp.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.

26,64,000
6,66,00,000

PS
Birsanagar

Shank
26,64,000

करवाता जगता 34 म् 25/10
जगता 900, 902 व 903 करवाता
20/3/2020



20/3/2020



Handwritten signature of the signatory.

निम्न से कर्मीय शाखा: भारतीय स्वयं-सहायता
संघ (संघ) द्वारा 20/3/2020 को अनुमोदित
1 मा 100 रु. के अर्पण
संघ द्वारा 20/3/2020 को स्टांप-रु. 100
से 1500 रु. के अर्पण नहीं।

जिला अधिकारी निवासी
जिला निवासी / जिला
जिला निवासी को 20/3/2020
जिला निवासी 1308
को 400(3) के अंतर्गत नहीं है।

20/3/2020
न्यूनतम न्यूनतम सूची से
जोधा एव सही पाया।

निर्वाहक-कार्यकारी

20/3/2020

Feuchybb

SALE DEED

19,98,000/-
AF 20
PS 10

THIS DEED OF SALE is made on this the 20th day of March, 2020 at Jamshedpur, by:

20/3/2020
दस्तावेज जांचा

BHIKU GOPE alias BHIKU GOUR (UID : 7743 4527 7072 and PAN : AZTPG8861D), son of Late Dashrathi Gope alias Late Dashrathi Gour, by faith Hindu, by caste Gour, Indian Citizen, by occupation cultivation, resident of H. no. 16, Moharda Basti, P.S. Birsanagar, Town Jamshedpur, District Singhbhum East, hereinafter called the 'VENDOR / SELLER' (which expression shall unless excluded by and repugnant to the context must mean and include its/his legal heirs, successors, successor - in - office, nominees, legal representatives, administrators, executors and assigns) of the ONE PART.

20/3/2010
2018

TO AND IN FAVOUR OF

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED (PAN : AAJCA2276J), a company, having its registered office at 2nd floor, Aastha Trade Centre, Q Road, Bistupur, Jamshedpur, District Singhbhum East, within the state of Jharkhand, represented by its Director Mr. Sunder Singh, S/o Mr. Kaushal Kumar Singh, by religion Hindu, Indian Citizen, by occupation Business, resident of 16, Circuit House Area (East), P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, hereinafter called the "**PURCHASER / VENDEE**" (which expression shall unless excluded by and repugnant to the context must mean and include his legal heirs, successors, administrators, legal representatives, executors, nominees and assigns) of the OTHER PART.

NATURE OF DEED : **SALE DEED**

ACTUAL CONSIDERATION MONEY : **Rs. 6,66,00,000.00** (Rupees Six Crores Sixty Six Lakhs) only.

WHEREAS the entire lands under old khata no. 07, of Mouza Moharda, being ward no. 17, JNAC, Town Jamshedpur, District East Singhbhum, was entered and recorded in the name of Dashrathi Gour alias Dashrathi Gope (since deceased), S/o Late Sada Gour in the last survey settlement operation finally published in the year 1964.

20/5/2020

AND WHEREAS the said Dashrathi Gour alias Dashrathi Gope passed away leaving behind his only son namely Bhiku Gope alias Bhiku Gour who inherited the entire property belonging to his deceased father Dashrathi Gour alias Dashrathi Gope.

AND WHEREAS Bhiku Gope alias Bhiku Gour i.e. the present **VENDOR** has become the absolute owner of the aforesaid property and came in peaceful physical possession over the same and started exercising all acts of ownership thereto and the name of the **VENDOR** has also been recorded in the new survey settlement operation published in the year 1996.

ANDWHEREAS the **VENDOR** is in need of funds in order to meet his certain family commitment and business needs and has decided to sell the all that piece and parcel of land measuring an area 77.33 Kathas i.e. 127.71 Decimals, recorded under khata no. 07 (Old) 34 (New), being plot no. 4685 and 4688 (old) 900, 902 (P) 903 (New), , in Mouza Moharda, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule** hereunder written for a sum of **Rs. 6,66,00,000.00** (Rupees Six Crores Sixty Six Lakhs) only and the **PURCHASER** herein has also agreed to purchase the same for the said price, and the **VENDOR** have also agreed to execute and register a proper Sale Deed in favour of the **PURCHASER** in respect of the **Schedule** hereunder property on the following terms and conditions.

© 2010

20/3/2010

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum **Rs. 6,66,00,000.00** (Rupees Six Crores Sixty Six Lakhs) only received by the **VENDOR** and the receipt of the said entire consideration of **Rs. 6,66,00,000.00** (Rupees Six Crores Sixty Six Lakhs) only, the **VENDOR** doth hereby admit, acknowledge, acquit, release and discharge the **PURCHASERS** from making further payment thereof and the **VENDOR** doth hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASERS**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDOR** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASERS** absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. **That** the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDOR** or any person claiming through or under him.
2. **That** the **VENDOR** have absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDOR** have not done anything or knowingly suffered anything

Handwritten signature and date: 20/3/2020

whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.

3. **That** the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDOR** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.

4. **That** the **VENDOR** hereby declare with the **PURCHASER** that the **VENDOR** have paid all the taxes, cess, rents and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**.

5. **That** the **VENDOR** have handed over the possession of the property more fully described in the **Schedule** hereunder to the **PURCHASER** and delivered the connected original title document in respect of the schedule mentioned property hereby conveyed on the date of execution of these presents.

6. **That** the **VENDOR** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting

20/3/2020
20/3/2020

the title to the **PURCHASER** in the property hereby sold and conveyed herein.

7. That the **PURCHASER** shall be at liberty to mutate their name in the records of the Government and accordingly shall pay the ground rent for the same and to obtain receipts thereof in its own names.

8. That from this day forth the **PURCHASER** shall be free to deal with the **Schedule** hereunder written land in the manner the **PURCHASER** deems fit and proper, without any interruption from the **VENDOR**.

MEMO OF CONSIDERATION

Mode of Payment : Amount (Rs.):
By Cheque : Rs. 6,66,00,000.00

(Rupees Six Crores Sixty Six Lakhs) only.

SCHEDULE

(description of the property hereby transferred)

Mouza Moharda, Thana no. 1200, Ward no. 17, JNAC, P.S. Birsanagar, Town Jamshedpur, District Sub Registry office at Jamshedpur, District East Singhbhum,

<u>Khata no.</u>		<u>Plot no.</u>		<u>Area</u>	<u>Boundary</u>
Old	New	old	New		
7	34	4685	900	50.91 Dec.	N : Plot no. 949
					S : Plot no. 961, 905
					E : Plot no. 899, 905

20/3/2020
20/3/2020

					W : Plot no. 949
7	34	4688	902 (P)	18.56 Dec.	N : Plot no. 901
					S : Plot no. 902 (P)
					E : Plot no. 903, 905
					W : Plot no. 949
7	34	4688	903	58.24 Dec.	N : Plot no. 905
					S : Plot no. 944
					E : Plot no. 904
					W : Plot no. 902
			TOTAL	127. 71 Dec.	
				77.33 Kathas or	
				55680 Sq.Ft.	

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

IN WITNESS WHEREOF the Vendors has hereunto set and subscribed their hands on this Sale Deed today at Jamshedpur, on the date aforementioned.

Read and found correct:

WITNESSES:

1. Niranjan K Singh, Sh. G. R. P. Singh, Mangro, JIR
2. M. Chaturvedi

Drafted by:
Hanilawny
ADVOCATE

Q. by STA
20/3/2020

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED,
being represented by its director SUNDER SINGH



Handwritten signature 'Sunder Singh' written over the photograph.



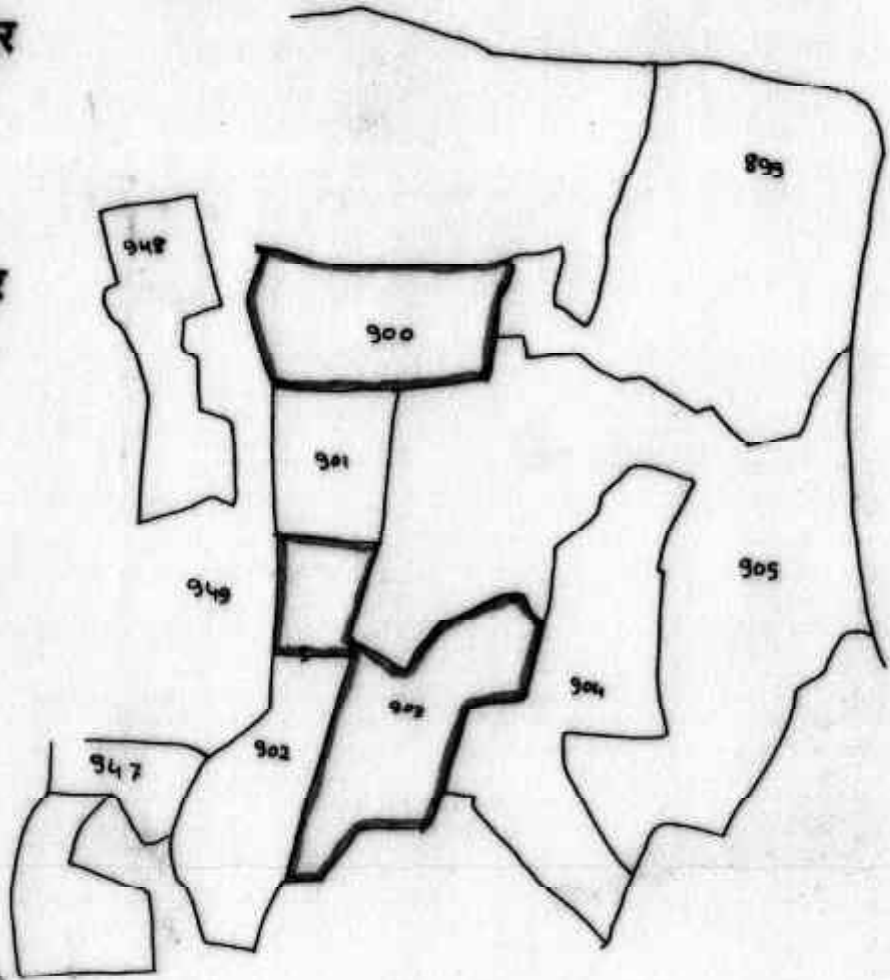
Sunder Singh

Signature and finger prints of the purchaser.

Certified that the finger prints of each person whose photograph have been affixed in this document have been obtained by me / before me.

Handwritten signature of the Advocate
ADVOCATE

अधिसूचित क्षेत्र जमशेदपुर
 वार्ड संख्या-17
 चादर संख्या-3
 थाना - घाटशिला
 जिला - सिंहभूम
 पैमाना -1 सेमी= 20 मीटर
 सन 1989-90 ईस्वी



KHATA NO		PLOT NO		AREA	BOUNDRY	INDACATION
OLD	NEW	OLD	NEW			
7	34	4685	900	22197 Sqft. = 50.91 Dec = 30.83 kattha	N- Plot No -949 S- Plot No -961,905 E- Plot No -899,905 W- Plot No -949	
7	34	4688	902/P	8092 Sqft. = 18.56 Dec = 11.24 kattha	N- Plot No -901 S- Plot No -902/P E- Plot No -903,905 W- Plot No -949	
7	34	4688	903	25391 Sqft. = 58.24 Dec = 35.26 kattha	N- Plot No -905 S- Plot No -944 E- Plot No -904 W- Plot No -902	
		TOTAL		55680 Sqft. = 127.31 Dec = 77.33 kattha		

ॐ श्री गणेशाय नमः

Amin
 Kalab
 16/03/2020



AFFIDAVIT

I, Bhiku Gope alias Bhiku Gour , S/o- Late Dasrathi Gope , Resident of -H.no.16 , Mohra Basti , P.S- Birsanagar , Jamshedpur do hereby solemnly affirm declare as follow.

1. That both Bhiku Gope @ Bhiku Gour are the same person. i.e .me
2. That my Date of Birth is-01/01/1942.
3. That my aadhar no.774345277072.
4. That is certain land khatian my name is Bhiku Gour and is some as Bhiku Gope however they are both the same person i.e. me.
5. That all the Statement made above are true to the best of my faith information & belief.

Bhiku Gour

Deponent

Hanil Kumar
Advocate
09/06/20



CHANCHAL SARKAR
NOTARY PUBLIC
JAMSHEDPUR, EAST SINGHBHUM
GOVT OF JHARKHAND

9 JUN 2020

Form 26QB

Your E-tax Acknowledgement Number is **BG0511626**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2020-21
Minor Head Code	800	Financial Year	2019-20
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAJCA2276J	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AZTPG8861D
Full Name (Masked) of the Transferee	RUKXXXX PROPERTY PROJECT PRIVATE LIMITED	Full Name (Masked) of the Transferor	BHXX XXPE
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property

Transferee

Name of premises/Building/ Village AASTHA TRADE CENTER
 Flat/Door/Block No. 2
 Road/Street/Lane Q
 City/District EAST SINGHBHUM
 State JHARKHAND
 Pin Code 831001
 Email ID AASTHADEVELOPER@GMAIL.COM
 Mobile No. 7004083548

Complete Address of the Property

Transferor

Name of premises/Building/ Village BHIKU GOUR
 Flat/Door/Block No. 16
 Road/Street/Lane MAIN
 City/District EAST SINGHBHUM
 State JHARKHAND
 Pin Code 831001
 Email ID KUMAR65099@GMAIL.COM
 Mobile No. 9006382788

Date of Agreement/Booking	19/03/2020	Whether more than one Transferee/Buyer Yes	
Date of Payment/Credit	19/03/2020	Whether more than one Transferor/Seller Yes	
Date of Tax Deduction	19/03/2020	Payment Type	Lumpsum

Complete Address of the Property

Transferred

Type of Property Land
 Name of premises/Building/ Village AASTHA TRADE CENTER
 Flat/Door/Block No.
 Road/Street/Lane Q
 City/District EAST SINGHBHUM
 State JHARKHAND
 Pin Code 831001

Tax Deposit Details

Rate of TDS (in %)	1
Total Amount Paid/Credited	6660000
TDS Amount to be paid	666000
Interest	0
Fee	0
Total payment	666000.00
Value in words	Six Lakhs Sixty Six Thousand Rupees and paise

Total Value of Consideration (Property Value)	66600000
Mode of Payment	Online (Net-Banking)
Bank Name	State Bank of India

Note

This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



Handwritten signature in Hindi script.

Tax Payer Counterfoil

PAN **AAJCA2276J**

Received from : RUKXXXX PROPERTY
PROJECT PRIVATE LIMITED

Rs : **666000/-**

(in words) : Six Lakhs And Sixty Six Thousand
Rupees Only

Drawn On : **Internet Banking through SBI**

PAN ON ACCOUNT OF INCOME TAX
ON: Major Head : COMPANIES
TAX[0020]
Minor Head : TDS on Property [800]

For the assessment year : 2020-21

Payment Status : **Success**

SBI Ref No. : CKM5914964

	BSR Code	Tender date	Challan No
CIN	0011349	190320	04326
Date of challan :	19-03-2020		

State Bank of India
Gandhinagar
Bangalore
(Internet Collection Center)

६६६०००

JAMSHEDPUR(NAC), JAMSHEDPUR(NAC)

HOLDING TAX DEMAND (THIS IS NOT PAYMENT RECEIPT)

Department / Section : Revenue Section
Account Description : Holding Tax & Others
Assessment Type : New Assessment
Property Type : Independent Building

Ward No : 1

SAF No. : SAF583687200320111028

Print Date Time : 20-03-2020 11:15

Name : **BHIKU GOPE**

Gurdian Name : C/O:-

Address : **MOUZA MOHARDA THANA NO-1200 PS BIRSANAGAR JSR , , -**MOB : **6201671000** [To Update please call free 18001212241 or +91-651-7145511]

Yearly Tax Details

ARV	Effect From	Yearly Tax
51660	1/2016-2017	1,032.00

From	Upto	Arrear Amount	Current Amount	Additional Tax	Penalty	Advance Amount	Total Dues
FY : 2016-2017 QTR : 1	FY : 2019-2020 QTR : 4	3,096.00	1,032.00	1,548.00	3,185.00	0.00	8,861.00

Total Demand	8,861.00
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Total Demand (In Words)	Eight Thousand Eight Hundred and Sixty-One Rupees Only
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Note:-

- Avail 5% rebate on yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year . After 30 June Penalty @1% Per Month will be levied.
- This is only demand and not Payment Receipt .(यह भुगतान नहीं, मांग रसीद है।)
- Please take payment receipt from tax collector if payment is made against this demand.
- You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. 18001212241 or +91-651-7145511

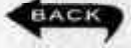
For Details Please Visit : udhd.jharkhand.gov.in
or Call us at 18001212241 or +91-651-7145511

Issued by : JAMSHEDPUR(NAC)

In Collaboration With

Sparrow Softech Pvt. Ltd.

बि.कु.ग.ग.



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, पिरता

दाशरथी गौड़, पिता-सादा गौड़, जाति-गौड़, निवासी-निजगाम मो सं 404/1937-38

जिला का नाम पूर्वी सिंहभूम अंचल का नाम जमशेदपुर हलका का नाम हल्का-8 मौजा का नाम मोहरदा खाता का रैयती प्रकार

खेवट नम्बर खाता नम्बर 7 धाना का नाम घाटशिला धाना नम्बर 1200

खाता नम्बर	खेसरा नम्बर	धीहदी उत्तर 3 धीहदी दक्षिण 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुनासिक नगान/सेस	लगान			खास शर्त
				किपाही संख्या (5)				रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	(5)		(8)	(9)				(13)	
7	4349	? पतित पाथर ? धानी दिनबन्धु गौड़	दौन-03 18	1 एकड़	18 डिसमील	दखल छोटी उर्धब गौड़		69	3	3	1- कायमी
	4356	? जंगल शाल ? धानी प्रस्तु गौड़	दौन-02 1	0 एकड़	42 डिसमील						1- कायमी
	4392	? धानी भुवन गौड़ ? धानी जगु गौड़	दौन-02 1	0 एकड़	24 डिसमील	दखल भागरथी गौड़					1- कायमी
	4393	? धानी जगु गौड़ ? निज	दौन-02 2	0 एकड़	31 डिसमील	दखल छोटा उर्धब गौड़					1- कायमी
	4394	? धान प्रस्तुम गौड़ ? धानी भुवन गौड़	दौन-03 17	0 एकड़	83 डिसमील	दखल छोटी गौड़ उर्धब गौड़					1- कायमी
	4426	? धानी सिब गौड़ ? धानी भागर गौड़	दौन-03 2	0 एकड़	12 डिसमील	दखल युधिष्ठिर गौड़					1- कायमी
	4430	? धानी सिब गौड़ ? धानी आबाद मालिक	दौन-03 3	0 एकड़	43 डिसमील	दखल युधिष्ठिर गौड़					1- कायमी
	4434	? जंगल शाल ? धानी कान्दा गौड़	दौन-03 10	0 एकड़	48 डिसमील	दखल युधिष्ठिर गौड़					1- कायमी
	4458	? धानी बेनी माधव गौड़ ? धानी अनन्तो गौड़	दौन-03 2	0 एकड़	21 डिसमील	दखल भागरथी गौड़					1- कायमी
	4470	? धानी आबाद रखिल ? धानी खेरो मोहन गौड़	दौन-03 25	1 एकड़	54 डिसमील	दखल भागरथी गौड़					1- कायमी
	4485	? जहरा ? धानी बेनी माधव गौड़	दौन-03 21	1 एकड़	49 डिसमील						1- कायमी
	4489	? रखाल गौड़ ? पतीत पत्थर	दौन-03 32	1 एकड़	84 डिसमील	केन्द/1					1- कायमी
	4574	? गोड़ा निज ? गोड़ा भुवन गोड़ा	गोड़ा-01 1	0 एकड़	14 डिसमील	कुल/3, पेपरा/1, आता/1					1- कायमी
	4575	? बास घट निज ? गोड़ा जगु गौड़	वस्तु वाड़ी 0	0 एकड़	8 डिसमील						1- कायमी
	4576	? बास घर निज ? बास घर दसहरी गौड़	वस्तु वाड़ी 0	0 एकड़	3 डिसमील	दखल भागरथी गौड़					1- कायमी
	4577	? गोड़ा निज ? बास घर निज	वस्तु वाड़ी 0	0 एकड़	2 डिसमील	दखल छोटा उर्धब गौड़					1- कायमी
	4578				2						



भारत सरकार

Unique Identification Authority of India

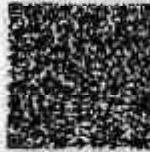
नमोकरण क्रमांक / Enrollment No.: 109352022/09447

To
निरंजन कुमार सिंह
Niranjan Kumar Singh
S/O Rajendra Prasad Singh
H.No-7 Road No-3, Baikunth Nagar, Mango
Near Mango Gurudwara
Po-Mango, Thana-Mengo Mango Jamshedpur
Mango Purbi Singh-nam
Jharkhand 831012
8986630533

14/01/2012



UGH436141628



आपका आधार क्रमांक / Your Aadhaar No. :

7805 7417 4987

आधार — आम आदमी का अधिकार

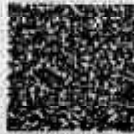


भारत सरकार



निरंजन कुमार सिंह
Niranjan Kumar Singh
जन्म वर्ष / Year of Birth : 1965
पुरुष / Male

7805 7417 4987



आधार — आम आदमी का अधिकार

Niranjan Kr Singh



Document Registration Summary 1

Date :-09-Jun-2020

- Government/Market Value: ₹66484200/-
- Transaction Amount: ₹66600000 /-
- Paid Stamp Duty: ₹2664000 /-

Receipt : 315624

Receipt Date : 09-06-2020

Presenter Name: -

On Date 09-06-2020 Presented at District SRO -
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

PR	₹1
SP	₹1050
LL	₹3
A1	₹1998000
Stamp Duty	₹2664000

Total	₹4663054
--------------	-----------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	2664000	2664000	0	E-STAMP	RUKMANI PROPERTY PROJECT PVT LTD	Certificate Number : IN-JH27988984064205S	2664000
PR	1	1	0	GRAS	BhikuGope	GRN Number : 2000851846 DEPT Transaction Id : 641b358a8fbeb8709cea Transaction Type :	1
SP	1050	1050	0	GRAS	BhikuGope	GRN Number : 2000851846 DEPT Transaction Id : 641b358a8fbeb8709cea Transaction Type :	1050

A1	1998000	1998000	0	GRAS	BhikuGope	GRN Number : 2000851846 DEPT Transaction Id : 641b358a8fbeb8709cea Transaction Type :	1998000
LL	3	3	0	GRAS	BhikuGope	GRN Number : 2000851846 DEPT Transaction Id : 641b358a8fbeb8709cea Transaction Type :	3
Sub Total	4663054	4663054	0				

Article : Sale Deed Number of Pages : 70


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000037665

Deed Type	Sale Deed
Number of Pages	70
Fee Details	Stamp Duty :- Rs. 2664000, PR :- Rs. 1, SP :- Rs. 1050, A1 :- Rs. 1998000, LL :- Rs. 3.
Property No.	1
Valuation Details	Value :- Rs.26503033/- ,Transaction Amount :- Rs.66600000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NO.899,905, West: PLOT NO.949, South: PLOT NO.961,905, North: PLOT NO.949 Volume Number - 1Page Number - 5Khata Number - 34Plot Number - 900SAF Number - SAF583687200320111028 Area Of Land :- 50.91 Decimal
Property No.	2
Valuation Details	Value :- Rs.39981005/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NO.903.905 & PLOT NO.904, West: PLOT NO.949 & PLOT NO.902, South: PLOT NO.902 & PLOT NO. 944, North: PLOT NO.901 & PLOT NO. 905 Page Number - 5Volume Number - 1Khata Number - 34Plot Number - 902 903SAF Number - SAF583687200320111028 Area Of Land :- 76.80 Decimal






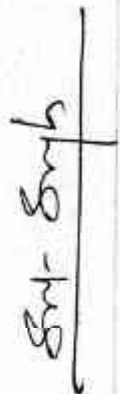
Sh /Smt BHIKU GOPE s/o/d/o/w/o LATE DASHRATHI GOPE ALIAS LATE DASHRATHI GOUR has presented the document for registration in this office today dated :- 09-Jun-2020 Day :- Tuesday Time :- 14:08:43 PM





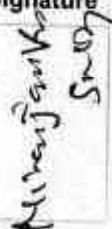
BHIKU GOPE(Individual)

Party Name	Document Type	Document Number
BHIKU GOPE	PAN/UID	AZTPG8861D

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	BHIKU GOPE Address1 - H NO.16 MOHARDA BASTI, PS- BIRSANAGAR, JASMHPUR, Address2 - ... Jharkhand PAN No.: AZTPG8861D,Permission Case No.-	Yes	Bhiku Gope Address:- H.No- 16, , Mohrda Basti.Birsanagar, Jamshedpur, Baridih Colony, , East Singhbhum, 831017. . Jharkhand, India		SELLER Age:78			
2	RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH Address1 - 2ND FLOOR AASTHA TRADE CENTRE ,Q ROAD BISTUPUR, JAMSHEDPUR, Address2 - ... Jharkhand PAN No.: AAJCA2276J,Permission Case No.-	Yes	Sunder Singh Address:- H NO-16, , C H AREA, ROAD NO-9, BISTUPUR. JAMSHEDPUR, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		PURCHASER Age:26			

Identification:

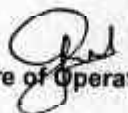
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRANJAN KUMAR SINGH S/o-D/o LATE R P SINGH Address1 - BAIKUNTH NAGAR MANGO, JAMSHEDPUR, Address2 - ... Jharkhand PAN No.:			

Witness:

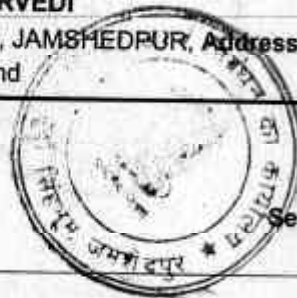
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MRIDUL CHATURVEDI Address1 - HUME PIPE AREA SACKHI, JAMSHEDPUR, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**BHIKU GOPE**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**NIRANJAN KUMAR SINGH**) Son/Daughter/Wife of (**LATE R P SINGH**) resident of (**BAIKUNTH NAGAR MANGO, JAMSHEDPUR**) and by occupation (**Service**).



Signature of Registering Officer

Date:- 09-Jun-2020

Seal and Signature of Registering Officer

✓

Transaction Success! Please Note Your Transaction Id.

OK

Name	BhikpGope
Token No	20200000037665
Amount	1999054
Transaction ID	641b358a8fb6h8709cea
GRN	2000851846
GIN	10002162020032003855
Time	2020-03-20

ॐ शुभं नमः



Pre Registration Docket

Date :- 08-06-2020 12:28 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20200000037665

Appoinment :- 09-Jun-2020 Time:- 10:12

Article	Sale Deed
Pre Registration Date	19-Mar-2020
No. Of Pages	35
Stamp Duty	2664000
Paid Stamp Duty	0
Total Fees	₹ 19,99,054.

Property Id: **331788**

Valuation No. : 437621 / 2020	:- 2019-2020	User Id : 30	Date : 08-June-2020 12:29:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road			
Volume Number - 1			
Page Number - 5			
Khata Number - 34			
Plot Number - 900			
SAF Number - SAF583687200320111028			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	50.91 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 50.91 x 520586=26503033.26	₹2,65,03,033/-
A	Total		₹2,65,03,033/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,65,03,100/-
Total Amount in Words : Two Crore Sixty Five Lakhs Three Thousand One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO.899,905, West: PLOT NO.949, South: PLOT NO.961,905, North: PLOT NO.949
Area	Land area : 50.91 Decimal

Other Description of the Property	Pin Code - 831001
Government/Market Value	26503033.26
Transaction Amount	66600000

Property Id: **331791**

Valuation No. : 437622 / 2020	:- 2019-2020	User Id : 30	Date : 08-June-2020 12:29:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road	-		
Volume Number - 1			
Page Number - 5			
Khata Number - 34			
Plot Number - 902 903			
SAF Number - SAF583687200320111028			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	76.80 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 76.8 x 520586=39981004.8	₹3,99,81,005/-
A	Total		₹3,99,81,005/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹3,99,81,100/-
Total Amount in Words : Three Crore Ninety Nine Lakhs Eighty One Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO.903.905 & PLOT NO.904, West: PLOT NO.949 & PLOT NO.902, South: PLOT NO.902 & PLOT NO. 944, North: PLOT NO.901 & PLOT NO. 905
Area	Land area : 76.80 Decimal
Other Description of the Property	Pin Code - 831001
Government/Market Value	39981004.8
Transaction Amount	-

SELLER	-Mr. BHIKU GOPE, Address - H NO.16 MOHARDA BASTI, PS-BIRSANAGAR, JASMHPUR- ,Father/Husband Name LATE DASHRATHI GOPE ALIAS LATE DASHRATHI GOUR , PAN No.- *****861D, Permission Case No.- , Aadhaar No. *****7072
--------	---

PURCHASER	-Ms. RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH, Address - 2ND FLOOR AASTHA TRADE CENTRE ,Q ROAD BISTUPUR, JAMSHEDPUR-, Father/Husband Name KAUSHAL KUMAR SINGH , PAN No.- *****276J, Permission Case No.- , Aadhaar No. *****0754
-----------	--

Witness Information	Mr. MRIDUL CHATURVEDI , Address - HUME PIPE AREA SACKHI, JAMSHEDPUR-, Father/Husband Name-B K CHOUBEY
---------------------	---

Identifier Details	Mr. NIRANJAN KUMAR SINGH , Address - BAIKUNTH NAGAR MANGO, JAMSHEDPUR-, Father/Husband Name-LATE R P SINGH
--------------------	--

Fee Rule:Sale Deed		
1	Stamp Duty	26,64,000

1	SP	1,050
Total		1,050

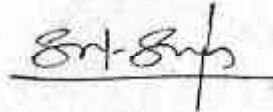
Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	19,98,000
Total		19,98,004

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

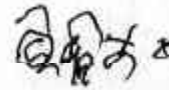
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

Token No.: 20200000037665

CERTIFICATE

Office of the District SRO - Jamsheedpur

This **Sale Deed** was presented before the registering officer on date **09-Jun-2020** by **BHIKU GOPE, S/O, D/O, W/O LATE DASHRATHI GOPE ALIAS LATE DASHRATHI GOUR** resident of H NO.16 MOHARDA BASTI, PS-BIRSANAGAR, JASMHEDPUR .,

This deed was registered as Document No:- **2020/SR/1615/BK1/1466** in Book No :- **BK1**, Volume No :- **297** from Page No :- **335** to **404** at, office of **District SRO - Jamsheedpur**

Date:- **09-Jun-2020**


Registering Officer

	1. बास घर निज ? गोडा दसरथ गोड	आंगन घेरान 0	0 एकड़	डिसमील	दखल युधिष्टर गौड		1- कायमी
4579	2. गोडा निज ? गोडा दसरथ निज	गोडा-01 1	0 एकड़	8 डिसमील	दखल छोटा उर्धव गौड		1- कायमी
4580	2. गोडा निज ? गोडा निज	गोडा-01 1	0 एकड़	18 डिसमील	दखल युधिष्टर गौड		1- कायमी
4581	2. गोडा निज ? गोडा निज	गोडा-01 1	0 एकड़	8 डिसमील	दखल भागरथी गौड		1- कायमी
4582	2. गोडा प्रस्तुम गौडा ? गोडा युधिष्टर गौडा	गोडा-01 1	0 एकड़	8 डिसमील	दखल छोटी उर्धव गौड		1- कायमी
4583	2. गोडा प्रस्तुम गौडा ? गोडा निज	गोडा-01 1	0 एकड़	8 डिसमील	दखल युधिष्टर गौड		1- कायमी
4584	2. पुरातन पतित प्रस्तुम गौडा ? पुरातन पतित निज ईजमाल	दौन-03 4	0 एकड़	38 डिसमील	दखल छोटी उर्धव गौड		1- कायमी
4630	2. जंगल झाड़ी ? मिन गौड	दौन-01 2	1 एकड़	12 डिसमील	दखल युधिष्टर गौड		1- कायमी
4631	2. जंगल झाड़ी ? नाला	दौन-02 1	0 एकड़	15 डिसमील	दखल भागरथी गौड		1- कायमी
4685	2. जंगल झाड़ी ? पुस्तर पतीत छुटी उर्धव गौड	दौन-03 4	0 एकड़	51 डिसमील	दखल भागरथी गौड		1- कायमी
4688	2. पुसतन पतित छुटि उर्धव गौडा ? घाना पैतन बगाल	दौन-02 5	1 एकड़	18 डिसमील			1- कायमी
खाता मे कुल प्लोट संख्या		27	खाता का कुल मिजान (खतियान के अनुसार)		13 32	खाता का कुल लगान	69 3 3

यह एक कंप्यूटर जनित प्रति है

3/18/2020

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

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

2/17

अनुप्रयोग की तारीख	की प्रतिफल संख्या और प्रमाण संख्या	तारीख
8/11/18	8/11/18	8/11/18

FOLO NOT AVAILABLE
 तारीख 2/4
 पृष्ठ संख्या 17
 4330

गोपनीयता का स्तर
 गोपनीय
 प्रमाण संख्या
 4330

अनुप्रयोग की क्रम संख्या	अनुप्रयोगी का नाम, पता और निवास	खेत		पत्ती का प्रकार	रकबा हे० आ० सं०	आयुक्ति	संरक्षण		टिप्पणियाँ
		खेता संख्या	पारसी				1 संरक्षण 2 संरक्षण	संरक्षण अधिक संमान यदि हो 1 संरक्षण 2 संरक्षण	
31	श्री. सु. शर्मा पत्तन सं. 1 पिन कोटा	43	अपेक्षा	सोना	0.17.40				
		313	सुदामा	सोना	0.01.30				
		320	सुदामा	सोना	0.05.80				
		347	सुदामा	सोना	0.09.60				
		370	सुदामा	सोना	0.14.40				
		377	सुदामा	सोना	0.10.00				
		317	सुदामा	सोना	0.50.20				

Handwritten signature or mark at the bottom of the page.

K/7-7

Sch. XIV - B No. 180Y

सही मालगुजारी

नाम मकसद नाम मौज मय

पाना वी यास नम्बर

फरद मालकी / फरद रयती

नाम रयत मय बलदियत जमाबन्दी

वी मुकुनत नम्बर

JN 1122502
39

म/1

78 P 5

V

अराजी नकदी 1780 अराजी भावली 2100

तफसील हिसाब लगान भावली

1/11/2002 602-463, 462, 468, 488, 486/AR

मौज का सालाना माग मय तफसील (बकाया वी हाल) मौजूदा साल का

माग नम्बर	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	उस वर्ष	उस वर्ष	एला वर्ष	
मालगुजारी (नकदी भावली)	655				1615	1615
मस	164					
मस	228					
मस	228					
मुतफरकात	140					
मीजान	1615				1615	1615

तफसील अदायकारी

272-80

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया				मालगुजारी	हाल
		उस वर्ष	उस वर्ष	उस वर्ष	एला वर्ष		
मालगुजारी (नकदी भावली)					615	615	
मस					164	164	
मस					228	228	
मस					228	228	
मुतफरकात					140	140	
मीजान अदायकारी					1615	1615	

- (1) मीजान कुल (लफ्जों में)
- (2) नाम देहिन्दा
- (3) कुल बकाया

दस्तावेज वी तारीख अमला तफसील कुनि

खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकाया पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिखा जाता है।

SP-2002

Remt

देकरा

रसाद मालगुजारी
नाम सफल। नाम मीजाम्बय
धाना वो धाना नम्बर

नाम रपत मय बान्दियत जमाबन्दी
वो सकुनत। नम्बर।

AA 9492478

अधिकारी माररव निरवक 303 7

राजी नकदी 1200 90 अरजी (भावली) 245 तफसील हिसाब लगान भावली

3.69 203. 4349, 4356, 4393, 4688, 4584, 4574

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का। 9595

मांग बाबत	सालाना	बकाया			हाल
		तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष	
माल-गुजारी } (नकदी)	21-65				02-03 9ला वर्ष
सेस	5-40				03-06
*सुद	10-80				
मुतफरकात	4-35				
मीजान	53-00				530-00 53-00

तफसील अदायकारी

अदायकारी बाबत	बकाया			मौतालवा हाल	फाजिल
	तीन वर्ष से ज्यादा	३रा वर्ष	२रा वर्ष		
माल-गुजारी } (नकदी)				21-65	533-00
सेस				5-40	
*सुद				10-80	
मुतफरकात				10-80	
मीजान अदायकारी				4-35	
				530-00	53-00

- (१) मीजान कुल (लपजों में) पॉल री-निरवक - 245 - 245
(२) नाम देहिन्दा-6
(३) कुल बकाया-2

दस्तखत वो तारीख अमला तहसील कुन्दा

*खास महान का बकाया मालगुजारी पर (सेवाय ऐसे बकायो पर जिन पर कि सर्टिफिकेट जारी हो) सुद नहीं लिया जाता है।

Rent
कुन्दा



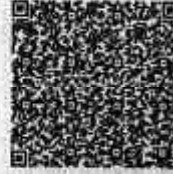
भारत सरकार

Government of India



भीकू गोप
Bhiku Gope

जन्म तिथि / DOB : 01/01/1942
पुरुष / Male



7743 4527 7072

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: S/O: दशरथी गोप,
एच.न0-16, मोहरदा बस्ती, बिरसानगर,
जमशेदपुर, बारीडीह कॉलोनी, बारीडीह
कॉलोनी, पूर्वी सिंहभूम, झारखण्ड,
831017

Address: S/O: Dashradhi Gope, H.No-16,
Mohrda Basti, Birsanagar, Jamshedpur,
Bandih Colony, Baridih Colony, East
Singbhum, Jharkhand, 831017

7743 4527 7072

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

दशरथ

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHIKU GOPE
DASHRATHI GOPE

19/03/1943

Permanent Account Number

AZTPG8861D



बि. कृ. गोप
Signature

बि. कृ. गोप





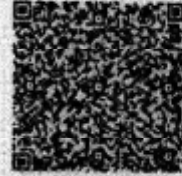
भारत सरकार

Government of India



सुंदर सिंह
Sunder Singh

जन्म वर्ष / Year of Birth : 1994
पुरुष / Male



6941 6697 0754

आधार - आम आदमी का अधिकार



आधार

आधिकारण

Authority of India

पता: S/O: कौशल कुमार सिंह, एच
नो0-16, सी एच एरिया, रोड नो0-9,
बिस्टुपुर, जमशेदपुर, कलिमाली,
जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड,
831001

Address: S/O: Kaushal Kumar Singh, H
NO-16, C H AREA, ROAD NO-9,
BISTUPUR, JAMSHEDPUR, Kalimali,
Jamshedpur, East Singhbhum, Jharkhand,
831001

6941 6697 0754

1947
1800 300 1947

✉
help@uidai.gov.in

WWW
www.uidai.gov.in

Smt Singh