

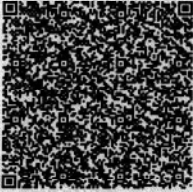


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH28908422860988S
Certificate Issued Date : 18-Jun-2020 04:07 PM
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0143026798048390S
Purchased by : RUKMANI PROPERTY PROJECT PVT LTD
Description of Document : Article 23 Conveyance
Property Description : SALE DEED
Consideration Price (Rs.) : 2,60,50,000
(Two Crore Sixty Lakh Fifty Thousand only)
First Party : NA
Second Party : RUKMANI PROPERTY PROJECT PVT LTD
Stamp Duty Paid By : RUKMANI PROPERTY PROJECT PVT LTD
Stamp Duty Amount(Rs.) : 10,42,000
(Ten Lakh Forty Two Thousand only)



Please write or type below this line

2020/JSR/1724/BK1/1560

2020/44213
19-6-2020



Narash Gouh

19/06/2020

RS 0002209376

Statutory Alert:

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

Sale
2,60,50,000/-

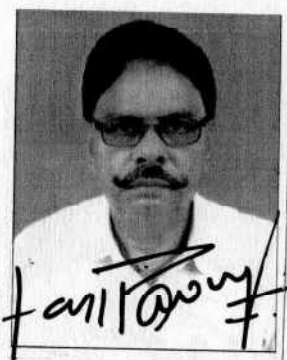
PS
Birsanagar

Sale
10,42,000

032 बाला जाल 38 28
जाल 944 मुक्तिवालय (75)
मे कर नही है
19/6/2020



MAHESH GOUR
19/06/2020



विभाग 21 के अधीन आता: भारतीय स्टाम्प-अभिविजन
(विभाग 21 के अधीन आता) की अनुसूची
1 या 1क, 23 के अधीन
दस्तावेज स्टाम्प-मुद्रक
के विमुक्त या स्टाम्प-मुद्रक अपेक्षित नहीं।
निबंधन-पदाधिकारी

जिला अवर निबंधक
हपस्थापित कानून में लेखाकारी / प्रिंसिपल न्यूनतम मूल्यांकन सूची से
जाति के गौर अंकित की गई है। जाँचा एवं सही पाया।
बीरसानगर पदाधिकारी अभिविजन 1508
की द्वारा 40(B) के अंतर्गत नहीं है।
19/6/2020

SALE DEED

Teachy 216

THIS DEED OF SALE is made on this the 19th day of JUNE, 2020
at Jamshedpur, by:

AAJ 7,81,500 = 0

K.L.R. 3-0
P.G. 1-0

NARESH GOUR (PAN : APZPG9920K and UID : 9185 4224 9703), S/o
Late Mitro Gour, by faith Hindu, by caste Gour, Indian national, by
occupation Business, R/o 1, Murakati Basti, Near Vijaya Gardens, P.S.
Birsanagar, Town Jamshedpur, District East Singhbhum, 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.

19/6/2020
दर्ताधज जाँचा

Manesh Kumar
19/06/2020

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. 2,60,50,000.00** (Rupees Two Crores Sixty Lakhs Fifty Thousand) only.

WHEREAS the entire lands under khata no. 38, of Mouza Moharda, being ward no. 17, JNAC, Town Jamshedpur, District East Singhbhum, was entered and recorded in the joint names of Mitro Gope @ Mitro Gour (since deceased), Kar Gope and Bhiku Gope in the last survey settlement operation.

Naresh Gour
19/06/2020

AND WHEREAS during the life time of the aforesaid raiyats they had amicably partitioned their lands and amongst other lands land measuring an area 30 Katha, recorded under khata no. 38, being plot no. 944, of Mouza Moharda, Thana no. 1200, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule** hereunder written fell in the exclusive share of the said Mitro Gope @ Mitro Gour.

AND WHEREAS the said Mitro Gope @ Mitro Gour passed away leaving behind his only son Naresh Gour, who inherited the entire share of his father namely Mitro Gope @ Mitro Gour being his only legal heir and successor.

AND WHEREAS the Naresh 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.

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 **Schedule** hereunder for a sum of **Rs. 2,60,50,000.00** (Rupees Two Crores Sixty Lakhs Fifty Thousand) 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.

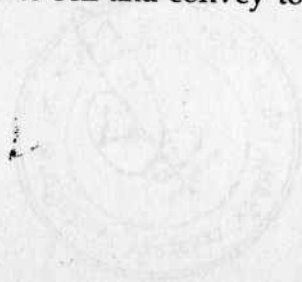
Harsh Gour
19/06/2020

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum Rs. 2,60,50,000.00 (Rupees Two Crores Sixty Lakhs Fifty Thousand) only to be received by the **VENDOR**, 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 whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.



Narresh Goud
19/06/2020

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 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**.

SCHEDULE

(description of the property hereby transferred)

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

Khata no		Plot no.		Area	Boundary
Old	New	Old	New		
23	38	4689	944 (P)	21600 Sq.Ft. 49.58 Dec. 30 Kathas	N : Plot no. 903 and 904 S : Plot no. 944 (P) E : Plot no. 944 (P) W : Plot no. 902

Narash Gour
19/06/2020

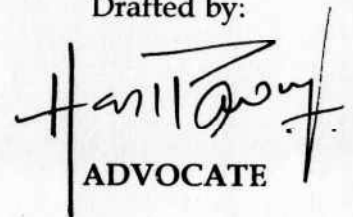
IN WITNESS WHEREOF the Vendors has hereunto set and subscribed their hands on this Sale Deed today at Jamshedpur, on the date aforementioned.

Read and found correct:

WITNESSES:

1. Miranjan K. Singh S/o Late Rajendra Prasad Singh J.S.R.
2. Shri Gour S/O Narash Gour J.S.R, R/O. Manrakahi Basti, Khabasa, East Singhbhum.

Drafted by:


ADVOCATE

Harish Garg
19/06/2020

NAME OF THE PURCHASER

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



4

Sunder Singh
19/06/2020

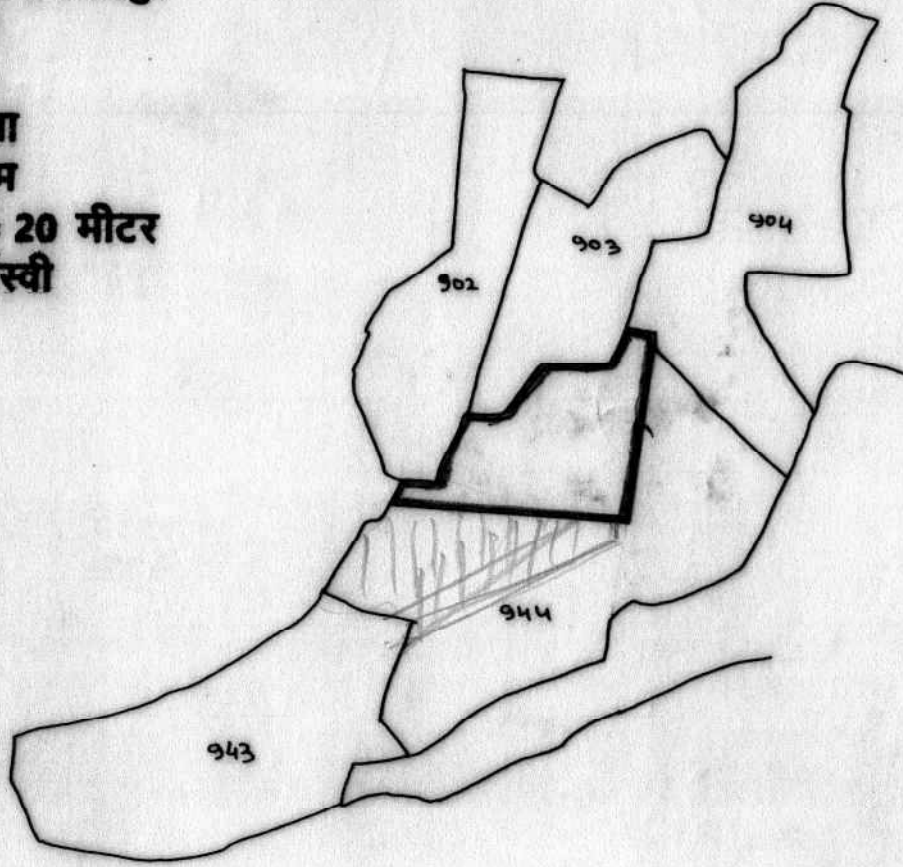


Signature and finger prints of the purchaser.

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

Harish Garg
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			
23	38	4689	944/P	21600 Sqft. = 49.58 Dec = 30 katha	N- Plot no- 903,904 S- Plot no-944/P E- Plot no-944/P W- Plot no- 902	

25 Katha

Narayan Gaitan

Tax Payer Counterfoil

PAN

Received from : RUKXXXX PROPERTY
PROJECT PRIVATE LIMITED

Rs :

(in words) : One Lakh And Ninety Five Thousand
And Three Hundred And Seventy Five Rupees Only

Drawn On :

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

For the assessment year : 2021-22

Payment Status :

SBI Ref No. : CKN0729407

	BSR Code	Tender date	Challan No
CIN	0004329	190620	01119
Date of challan :	19-06-2020		

State Bank of India
Bangalore Focal Point Branch
Bangalore
(Internet Collection Center)

Mr. S. S. Goud

Form 26QB

Your E-tax Acknowledgement Number is AH0455792

- 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	2021-22
Minor Head Code	800	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAJCA2276J	Permanent Account No. (PAN) of Transferor (Payee/Seller)	APZPG9920K
Full Name (Masked) of the Transferee	RUKXXXX PROPERTY PROJECT PRIVATE LIMITED	Full Name (Masked) of the Transferor	NARXXX
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 Q ROAD
 Flat/Door/Block No.
 Road/Street/Lane AASTHA TRADE CENTRE 2ND F
 City/District JAMSHEDPUR
 State JHARKHAND
 Pin Code 831001
 Email ID aasthadeveloper@gmail.com
 Mobile No. 9331775795

Complete Address of the Property

Transferor

Name of premises/Building/ Village 1
 Flat/Door/Block No. Birsanagar
 Road/Street/Lane Murakati Basti
 City/District EAST SINGHBHUM
 State JHARKHAND
 Pin Code 831001
 Email ID aasthadeveloper@gmail.com
 Mobile No. 9331775795

Date of Agreement/Booking	19/06/2020	Whether more than one Transferee/Buyer No	
Date of Payment/Credit	19/06/2020	Whether more than one Transferor/Seller No	
Date of Tax Deduction	19/06/2020	Payment Type	Lumpsum

Complete Address of the Property

Transferred

Type of Property Land
 Name of premises/Building/ Village
 Flat/Door/Block No.
 Road/Street/Lane MOHARDA
 City/District EAST SINGHBHUM
 State JHARKHAND
 Pin Code 831017

Tax Deposit Details

ails

Rate of TDS (in %)	0.75
Total Amount Paid/Credited	26050000
TDS Amount to be paid	195375
Interest	0
Fee	0
Total payment	195375.00
Value in words	One Lakhs Ninety Five Thousand Three Hundred and Seventy Five Rupees and paise

Total Value of Consideration (Property Value) 26050000
 Mode of Payment Online (Net-Banking)


Narayan Kumar

1:33 PM






 48

 google.com/search?q=rate-


Google



rate of interest 194ia in covid



ALL

NEWS

IMAGES

VIDEOS

MAPS

SHOP

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Results in English

कोविड 1 9 में रुचि 194ia की दर
हिन्दी में नतीजे

**Nature of
Payment**

**Relevant
Section**

**TDS rate
effective from
May 14, 2020**

Payment made
while
purchasing land
or property

Section 194IA

0.75%

Payment of rent
by individual or
HUF exceeding
Rs. 50,000 per
month

Section 194IB

3.75%

Payment made
to professional
or commission
or brokerage of
more than Rs 50
lakh and above

194M

3.75%

14 more rows • Jun 11, 2020

Manish Goyal

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. : SAF585156040620044949

Print Date Time : 04-06-2020 16:51

Name : **NARESH GOUR**

Gurdian Name : C/O:-

Address : **KHATA NO-38, PLOT NO-944 MOUZA MOHARDA PS BIRSANAGAR JAMSHEDPUR , , -**MOB : **9204102962** [To Update please call free 18001212241 or +91-651-7145511]

Yearly Tax Details

ARV	Effect From	Yearly Tax
18480	1/2020-2021	368.00

From	Upto	Arrear Amount	Current Amount	Additional Tax	Penalty	Advance Amount	Total Dues
FY : 2020-2021 QTR : 1	FY : 2020-2021 QTR : 4	0.00	368.00	184.00	0.00	0.00	552.00

Total Demand 552.00

Total Demand (In Words) Five Hundred and Fifty-Two Rupees Only

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.

Naresh Gour



भारत सरकार
GOVERNMENT OF INDIA



नरेश गौड़
Naresh Gour
जन्म वर्ष / Year of Birth : 1963
पुरुष / Male



9185 4224 9703

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O मित्रों गौड़, १, मुराकाटी
बस्ती बिरसानगर, समीप
विजया गार्डन, जमशेदपुर,
लोहाबासा, लोहाबासा, पूर्वी
सिंहभूम, झारखण्ड, 831008

Address:
S/O Mitro Gour, 1, Murakati
Basti Birsanagar, Near
Vijaya Garden,
JAMSHEDPUR, Luyabasa,
Luabasa, Purbi Singhbhum,
Jharkhand, 831008

1547
1800 150 1547

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Naresh Gour

आसकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

नाresh Gour
MITRA GOUR

03/03/1962
Permanent Account Number
APZPG9920K

Naresh Gour
Signature



Naresh Gour



En-Enp



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

Smt- Snp



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification 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



भारत सरकार

Unique Identification Authority of India

नामांकन क्रम / Enrollment No.: 1093/52022/09447

To
निरंजन कुमार सिंह
Niranjan Kumar Singh
S/O Rajendra Prasad Singh
H.No-7 Road No-3, Baikunth Nagar, Mango
Near Mango Gurudwara
24/01/2012 Po-Mango, Thana-Mango Mango Jamshedpur
Mango Purbi Singhnum
Jharkhand 831012
8986630533

14381416



UG143614162IN



आपका आधार क्रमांक / Your Aadhaar No. :

7805 7417 4987

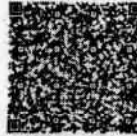
आधार – आम आदमी का अधिकार



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 Kumar Singh



शिव कुमार गौर
Shiva Kumar Gour
जन्म तिथि/DOB: 17/11/1998
पुरुष/ MALE

4787 7401 6561
VID: 9114 2668 6209 3582

मेरा आधार, मेरी पहचान


उधार
भारतीय जनता पार्टी
Government of India

पता:
S/O: नरेश गौर, मुराकटी बस्ती, तुलनासा, पूर्वी सिंहभूम,
झारखण्ड - 831008

Address:
S/O: Naresh Gour, Murakati Basti,
Luyabata, East Singhbhum,
Jharkhand - 831008

QR Code with Photograph

4787 7401 6561
VID: 9114 2668 6209 3582

10.47 help@uidai.gov.in www.uidai.gov.in

Handwritten signature



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

भैरव बगाल, पिता-मृत नरसिंह बगाल, जाति-बागाल, निवासी-निजगाम

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 23 थाना का नाम घाटशिला थाना नम्बर 1200

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/ सेस	लगान			खास शर्त
				कियारी संख्या	(5)			रौ (10)	आ (11)	पै (12)	
23	4689	? धानी दशरथी गोड ? नाला	दौन-03 19	1 एकड़	85 डिसमील	महुवा/8, केन्द/2	5	0	10	1- कायमी	
	4698	? जंगल झाड़ी ? जंगल झाड़ी	दौन-03 11	0 एकड़	92 डिसमील	महुवा/1, केन्द/1. साल/5				1- कायमी	
	4769	? वास्तु घर जलेस्वर गोड ? गोड़ा निज	वास्तु वाड़ी 2	0 एकड़	2 डिसमील	कुल/1				1- कायमी	
	4770	? गोड़ा जोगेश्वर गोड ? गोड़ा दशरथी गोड	गोड़ा-01 1	0 एकड़	25 डिसमील	कुल/1, आटा/4				1- कायमी	
खाता में कुल प्लोट संख्या		4	खाता का कुल मिजान (खतियान के अनुसार)		3	4	खाता का कुल लगान			5 0 10	

यह एक कंप्यूटर जनित प्रति है

6/18/2020

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।



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. : SAF585156040620044949

Print Date Time : 04-06-2020 16:51

Name : NARESH GOUR

Gurdian Name : C/O:-

Address : KHATA NO-38, PLOT NO-944 MOUZA MOHARDA PS BIRSANAGAR JAMSHEDPUR , , -

MOB : 9204102962 [To Update please call free 18001212241 or +91-651-7145511]

Yearly Tax Details

ARV	Effect From	Yearly Tax
18480	1/2020-2021	368.00

From	Upto	Arrear Amount	Current Amount	Additional Tax	Penalty	Advance Amount	Total Dues
FY : 2020-2021 QTR : 1	FY :2020-2021 QTR : 4	0.00	368.00	184.00	0.00	0.00	552.00
Total Demand	552.00						
Total Demand (In Words)	Five Hundred and Fifty-Two Rupees Only						

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.

Naresh Gour





झारखण्ड सरकार

Document Registration Summary 1

Date :-19-Jun-2020

- Government/Market Value: ₹25810700/-
- Transaction Amount: ₹26050000 /-
- Paid Stamp Duty: ₹1042000 /-

Receipt : 324422

Receipt Date : 19-06-2020

Presenter Name: -

On Date 19-06-2020 Presented at District SRO -
Jamshedpur

Signature of Presenter

Naresh Gour

District SRO - Jamshedpur

PR	₹1
SP	₹1470
LL	₹3
A1	₹781500
Stamp Duty	₹1042000

Total

₹1824974

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1042000	1042000	0	E-STAMP	RUKMANI PROPERTY PROJECT PVT LTD	Certificate Number : IN-JH28908422860988S	1042000
PR	1	1	0	GRAS	NareshGour	GRN Number : 2001208685 DEPT Transaction Id : f828f259b77d42acddf6 Transaction Type :	1
SP	1470	1470	0	GRAS	NareshGour	GRN Number : 2001208685 DEPT Transaction Id : f828f259b77d42acddf6 Transaction Type :	1470

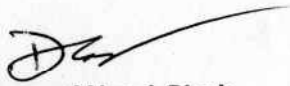
A1	781500	781500	0	GRAS	NareshGour	GRN Number : 2001208685 DEPT Transaction Id : f828f259b77d42acddf6 Transaction Type :	781500
LL	3	3	0	GRAS	NareshGour	GRN Number : 2001208685 DEPT Transaction Id : f828f259b77d42acddf6 Transaction Type :	3
Sub Total	1824974	1824974	0				

Article : Sale Deed Number of Pages : 98

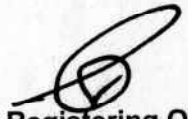
Signature of Operator



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 :- 20200000044213

Deed Type	Sale Deed
Number of Pages	98
Fee Details	Stamp Duty :- Rs. 1042000, PR :- Rs. 1, SP :- Rs. 1470, A1 :- Rs. 781500, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.25810654/- ,Transaction Amount :- Rs.26050000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NO- 944, West: PLOT NO- 902, South: PLOT NO- 944, North: PLOT NO- 903 AND 904 Volume Number - 1SAF Number - SAF585156040620044949Khata Number - 38Plot Number - 944Page Number - 1 Area Of Land :- 49.58 Decimal

Sh./Smt.NARESH GOUR s/o/d/o/w/o LATE MITRO GOUR has presented the document for registration in this office



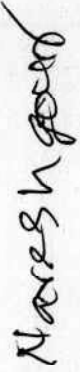



today dated :- 19-Jun-2020 Day :- Friday Time :- 14:32:00 PM






NARESH GOUR(Individual)

Party Name	Document Type	Document Number
NARESH GOUR	PAN/UID	APZPG9920K

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	NARESH GOUR Address1 - MURAKATI BASTI, NEAR VIJAYA GARDENS, P.S- BIRSANAGAR, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: APZPG9920K, Permission Case No.-	Yes	Naresh Gour Address:- 1, Near Vijaya Garden, Murakati Basti Birsanagar, JAMSHEDPUR, Luyabasa, , Purbi Singhbhum, 831008, , Jharkhand, India		SELLER Age:58			
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 - BAIKUNTHNAGAR, MANGO, JAMSHEPDUR, 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	SHIVA KUMAR GOUR Address1 - MURAKATI BASTI, LUABASA, EAST SINGHBHUM, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**NARESH GOUR**), 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 (**BAIKUNTHNAGAR, MANGO, JAMSHEPDUR**) and by occupation (**Service**).



Signature of Registering Officer

Date:- 19-Jun-2020

Seal and Signature of Registering Officer

Government of India
Ministry of Finance
Department of Revenue
Central Board of Direct Taxes

New Delhi, 13th May, 2020

PRESS RELEASE

Reduction in rate of Tax Deduction at Source (TDS) & Tax Collection at Source (TCS)

In order to provide more funds at the disposal of the taxpayers for dealing with the economic situation arising out of COVID-19 pandemic, the rates of Tax Deduction at Source (TDS) for the following non-salaried specified payments made to residents has been reduced by 25% for the period from 14th May, 2020 to 31st March, 2021:-

S. No	Section of the Income-tax Act	Nature of Payment	Existing Rate of TDS	Reduced rate from 14/05/2020 to 31/03/2021
1	193	Interest on Securities	10%	7.5%
2	194	Dividend	10%	7.5%
3	194A	Interest other than interest on securities	10%	7.5%
4	194C	Payment of Contractors and sub-contractors	1% (individual/HUF) 2% (others)	0.75% (individual/HUF) 1.5% (others)
5	194D	Insurance Commission	5%	3.75%
6	194DA	Payment in respect of life insurance policy	5%	3.75%
7	194EE	Payments in respect of deposits under National Savings Scheme	10%	7.5%
8	194F	Payments on account of re-purchase of Units by Mutual Funds or UTI	20%	15%
9	194G	Commission, prize etc., on sale of lottery tickets	5%	3.75%
10	194H	Commission or brokerage	5%	3.75%

11	194-I(a)	Rent for plant and machinery	2%	1.5%
12	194-I(b)	Rent for immovable property	10%	7.5%
13	194-IA	Payment for acquisition of immovable property	1%	0.75%
14	194-IB	Payment of rent by individual or HUF	5%	3.75%
15	194-IC	Payment for Joint Development Agreements	10%	7.5%
16	194J	Fee for Professional or Technical Services (FTS), Royalty, etc.	2% (FTS, certain royalties, call centre) 10% (others)	1.5% (FTS, certain royalties, call centre) 7.5% (others)
17	194K	Payment of dividend by Mutual Funds	10%	7.5%
18	194LA	Payment of Compensation on acquisition of immovable property	10%	7.5%
19	194LBA(1)	Payment of income by Business trust	10%	7.5%
20	194LBB(i)	Payment of income by Investment fund	10%	7.5%
21	194LBC(1)	Income by securitisation trust	25% (Individual/HUF) 30% (Others)	18.75% (Individual/HUF) 22.5% (Others)
22	194M	Payment to commission, brokerage etc. by Individual and HUF	5%	3.75%
23	194-O	TDS on e-commerce participants	1% (w.e.f. 1.10.2020)	0.75%

2. Further, the rate of Tax Collection at Source (TCS) for the following specified receipts has also been reduced by 25% for the period from 14th May, 2020 to 31st March, 2021:-

S. No	Section of the In-come-tax Act	Nature of Receipts	Existing Rate of TCS	Reduced rate from 14/05/2020 to 31/03/2021
1	206C(1)	Sale of		
		(a) Tendu Leaves	5%	3.75%
		(b) Timber obtained under a forest lease	2.5%	1.875%
		(c) timber obtained by any other mode	2.5%	1.875%
		(d) Any other forest produce not being timber/tendu leaves	2.5%	1.875%
		(e) scrap	1%	0.75%
		(f) Minerals, being coal or lignite or iron ore	1%	0.75%
2	206C(1C)	Grant of license, lease, etc. of	2%	1.5%
		(a) Parking lot		
		(b) Toll Plaza	2%	1.5%
		(c) Mining and quarrying	2%	1.5%
3	206C(1F)	Sale of motor vehicle above 10 lakhs	1%	0.75%
4	206C(1H)	Sale of any other goods	0.1% (w.e.f 01.10.2020)	0.75%

3. Therefore, TDS on the amount paid or credited during the period from 14th May, 2020 to 31st March, 2021 shall be deducted at the reduced rates specified in the table in para 1 above. Similarly, the tax on the amount received or debited during the period from 14th May, 2020 to 31st March, 2021 shall be collected at the reduced rates specified in the table in para 2 above.

4. It is further stated that there shall be no reduction in rates of TDS or TCS, where the tax is required to be deducted or collected at higher rate due to non-furnishing of PAN/Aadhaar. For example, if the tax is required to be deducted at 20% under section 206AA of the Income-tax Act due to non-furnishing of PAN/Aadhaar, it shall be deducted at the rate of 20% and not at the rate of 15%.

5. Legislative amendments in this regard shall be proposed in due course.

(Surabhi Ahluwalia)
Commissioner of Income Tax
(Media & Technical Policy)
Official Spokesperson, CBDT

Transaction Success! Please Note Your Transaction Id.

Name	NareshGour
Token No	20200000044213
Amount	782974
Transaction ID	f828f259b77d42accdf6
GRN	2001208685
CIN	10002162020061903335
Time	2020-06-19

Naresh Gour

Pre Registration Docket

Please

Article (Deed Type) :- * SALE DEED

No. of Pages :- * 21

Stamps Duty 1042,000

Consideration Value 280,50,000

Other Road :- *

Commercial land :- *	<input type="checkbox"/>					
Residential Land :- *	<input checked="" type="checkbox"/>					
Industrial Land :- *	<input type="checkbox"/>					
Residential Construction :- *	<input type="checkbox"/>					
Agriculture :- *	<input type="checkbox"/>					
Andrial	Mauza	Khata No.	Plot No.	Volume	Page	Area
<u>Tombshaypur</u>	<u>Meharwa</u>	<u>38</u>	<u>944</u>	<u>1</u>	<u>1</u>	<u>49.58 Del.</u>

East :- * Plot no. 944

South :- * Plot no. 944

West :- * Plot no. 902

North :- * Plot no. 903 and 904

Property Boundaries

Construction Type :- *

Area of Constructed Property

Land Area :- *

Building Name :- *

Flat Number :- *

Date Of Construction :- *

Holding NO. / SAF NO. :- *

Others Property Details

PUCCA / DELUXE / KACHHA

in Square Feet

In Decimal

Pin Code :- *

Additional Information

Pages =
 Vol =
 Page =



Pre Registration Docket

Date :- 19-06-2020 02:11 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20200000044213

Appoinment :- 19-Jun-2020 Time:- 12:18

Article	Sale Deed
Pre Registration Date	18-Jun-2020
No. Of Pages	49
Stamp Duty	1042000
Paid Stamp Duty	0
Total Fees	₹ 7,82,974.

Property Id: **342464**

Valuation No. : 451674 / 2020	:- 2020-2021	User Id : 95	Date : 19-June-2020 14:10:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road	-		
Volume Number - 1			
SAF Number - SAF585156040620044949			
Khata Number - 38			
Plot Number - 944			
Page Number - 1			

Valuation Rule : Residential Land

Usage : Non Agri => Residential Land => Residential Land

Property Details

1	Land area	49.58 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 49.58 x 520586=25810653.88	₹2,58,10,654/-
A	Total		₹2,58,10,654/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹2,58,10,700/-

Total Amount in Words : Two Crore Fifty Eight Lakhs Ten Thousands Seven Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO- 944, West: PLOT NO- 902, South: PLOT NO- 944, North: PLOT NO- 903 AND 904
Area	Land area : 49.58 Decimal

Other Description of the Property	Pin Code - 831005
Government/Market Value	25810653.88
Transaction Amount	26050000

SELLER	-Mr. NARESH GOUR, Address - MURAKATI BASTI, NEAR VIJAYA GARDENS, P.S- BIRSANAGAR, JAMSHEDPUR- ,Father/Husband Name LATE MITRO GOUR , PAN No.- *****920K,Permission Case No.- , Aadhaar No. *****9703
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. SHIVA KUMAR GOUR , Address - MURAKATI BASTI, LUABASA, EAST SINGHBHUM-, Father/Husband Name-NARESH GOUR
---------------------	---

Identifier Details	Mr. NIRANJAN KUMAR SINGH , Address - BAIKUNTHNAGAR, MANGO, JAMSHEDPUR-, Father/Husband Name-LATE R P SINGH
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Property Id:342464		
Fee Rule:Sale Deed		
1	Stamp Duty	10,42,000

1	SP	1,470
Total		1,470

Property Id:342464		
Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	7,81,500
Total		7,81,504

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.

Janet Remy

Deed Writer / Advocate

Srl-Syb

Vendee / Claimant

Narega Good

Vendor / Executant



Token No.: 20200000044213

CERTIFICATE

Office of the District SRO - Jamsheedpur

This **Sale Deed** was presented before the registering officer on date **19-Jun-2020** by **NARESH GOUR, S/O, D/O, W/O LATE MITRO GOUR** resident of MURAKATI BASTI, NEAR VIJAYA GARDENS, P.S- BIRSANAGAR, JAMSHEDPUR ,.

This deed was registered as Document No:- **2020/SR/1724/BK1/1560** in Book No :- **BK1**, Volume No :- 313 from Page No :- 427 to 524 at, office of **District SRO - Jamsheedpur**

Date:- **19-Jun-2020**


Registering Officer