

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6f5359921744047f0289

Receipt Date : 26-Jul-2023 10:23:51 pm

Receipt Amount : 1757700/-

Amount In Words : Seventeen Lakhs Fifty Seven Thousands
Seven Hundred Rupees Only

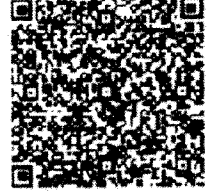
Token Number : 202300099474

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

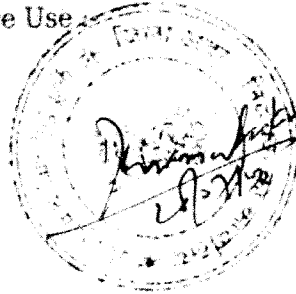
Payee Name : GREEN BHOOMI HOMES (Vendee)

GRN Number : 2318467234



:- For Office Use

*Deed
26*



2023/JSR/4330/BK1/4041

Green Bhoomi Homes (P) Ltd.

Sudhir K. Tiwari
Authorised Signatory

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।
मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है।

For Green Bhoomi Homes

Rakem K
Authorised Signatory

[Signature]

4,39,41,800/-

P.S. Birsongra

17,57,700/-

जिला अदन लिखवाक

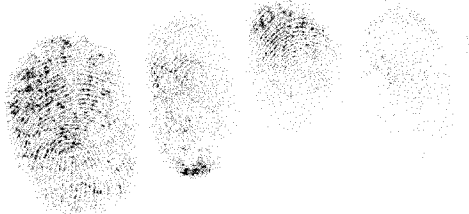
जिला अदन लिखवाक में... जिला के... जिला के... की धारा 40(B) के अन्तर्गत...

सर्वोत्तम मूल्यांकन सूची से... जोड़ा एवं सही पाया।

Handwritten signatures and dates: 28/7/23



Vijaya Homes (P) Ltd. Sudhir Kr Tiwari Authorised Signatory 28/7/23



जिला अदन लिखवाक... 23... के अन्तर्गत... से विमुक्त...

: 2 :

Handwritten signature: Shri Kashinath Tiwari

16, SALE DEED

668,717,718

Consideration Rs.4,39,41,800/-

जिस प्रतिबन्धित सूची में दर्ज नहीं है।

Govt. Value Rs.4,12,62,053/-

28/7/23

THIS SALE DEED made on this the 28th day of July, 2023 at Jamshedpur BY : M/s. Vijaya Homes Pvt. Limited, a company registered under the Indian Companies Act 1956, having its registered office at Poddar Court, 7th Floor, Room No. 7 & 8, Gate No. 4, 18 Rabindra Sarani, Kolkata - 700001, West Bengal, and having its local office at 2nd Floor, Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur - 831001, Dist. East Singhbhum, Jharkhand, represented by its Authorised Signatory SHRI SUDHIR KUMAR TIWARY, son of Shri Kashinath Tiwari, by faith Hindu, by caste General, by Nationality Indian, by occupation Service, resident of Baghera Government Colony, Block No. 3/2/3, Road No.1, P.O. Tatanagar, P.S. Baghera, Town Jamshedpur, District East Singhbhum, Jharkhand, hereinafter called the "VENDOR" having PAN No. AACCV5756H under the Income Tax Act (which expression shall unless excluded by or repugnant to the context shall mean and include its successors-in-office, executors, administrators, legal representatives, nominees, assigns and the Company Erstwhile Vijaya Home Makers (P) Ltd., which has been amalgamated into M/s. Vijaya Homes (P) Ltd., under the provisions of the Companies Act, 1956) of the One Part.

Handwritten notes: 14/7/23, 4-1218284-00, 11-03-00, 11-01-00

Handwritten signature and date: 28/7/23

For Green Bhoomi Homes

Rakem K

Authorised Signatory



AL

Green Homes (P) Ltd.
Sudhir Kr Tiwary
Authorised Signatory
28/7/2023

अधीर कुमार तिवारी पिता कशीनाथ तिवारी
बिदुया याता बिदुया
28/7/23
100/4
महाराष्ट्र



For Green Bhoomi Homes
Rakam 16
Authorised Signatory

Wijaya Homes (P) Ltd

Sudhir Kr Tiwary
Authorised Signatory
28/7/2022

: 3 :

IN FAVOUR OF

M/s. **GREEN BHOOMI HOMES** a partnership firm, having its office at 2nd Floor, Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur-831001, Dist. East Singhbhum, Jharkhand, represented by the authorised signatory of its Partner M/s. Bhoomatey Homes Private Limited namely **SHRI ARUN ABHISHEK GAUR** son of **Shri Shyam Sunder Gaur**, by faith Hindu, by caste General, by nationality Indian, by occupation Business, resident of H. No. 309, Road No. 7, Sonari West Layout, Jamshedpur, Dist. East Singhbhum, Jharkhand, hereinafter referred to as the "PURCHASER" having **PAN No. AAPFG6479A** under the Income Tax Act (which expression shall unless excluded by or repugnant to the context shall mean and include its successors-in-office, executors, administrators, legal representatives, nominees, assigns) of the **OTHER PART**. And

Whereas the Vendor purchased Homestead land measuring **48.06** Decimal, or **1945.00** Sq.Mtrs. in New Plot No.**668(P)**, corresponding to R.S. Plot No.**4598** and Homestead land measuring **57.33** Decimal, or **2320.00** Sq.Mtrs. in New Plot No.**717**, corresponding to R.S. Plot No.**4654** and Homestead land measuring **19.521** Decimal, or **790.00** Sq.Mtrs. in New Plot No.**718**, corresponding to R.S. Plot No.**4654** all recorded under New Khata No.**16** corresponding to R.S. Khata No.**13** and some other lands situated at Mouza Moharda, within P.S. Birsanagar, Thana No.1200, survey ward no.17 JNAC, Town Jamshedpur, District East Singhbhum, by virtue of Sale Deed No.**2006**, dated **22-03-2010**, registered at Jamshedpur District Sub-registry office on payment of valuable consideration and the same has been mutated in the name of the Vendor in the records of Circle Office Jamshedpur Vide Mutation Case No.**575/2010-2011** Dated **17-07-2010**; And

For Green Bhoomi Homes

Rakem 14
Authorised Signatory

: 4 :

Whereas since the date of purchase the Vendor has been exercising all acts of ownership and possession over the aforesaid land, without any interruption or hindrance from any corner and the Learned Circle Office Jamshedpur is realizing rent for the aforesaid homestead land regularly from the Vendor; And

Whereas the present Vendor has entered into an Agreement for Sale on dated 30/03/2017 and supplementary agreement for sale on dated 19/07/2023 for **Homestead land measuring 72.055 Decimals (Seven Two Decimal Point Zero Five Five) Decimals or 2915.94 Sq. Mtrs. (Two Nine One Five Decimal Point Nine Four) Sq. Mtrs. Approx.)** and other lands with the purchaser and both have mutually decided to sell and purchase the said land morefully described in the " Schedule" Below for a total consideration amount of **Rs.4,39,41,800/- (Rupees: Four Crore Thirty Nine Lakhs Forty One Thousand Eight Hundred)** only and accordingly purchaser has paid the entire consideration amount of **Rs.4,39,41,800/- (Rupees: Four Crore Thirty Nine Lakhs Forty One Thousand Eight Hundred)** only to the present vendor for the schedule below land; And

Whereas as per terms and conditions mentioned in the aforesaid Agreement for Sale, the present Vendor has agreed to execute sale deed in favour of the present purchaser in respect to homestead land as detailed below;

New Khata Nos.	New Plot Nos.	R.S. Khata Nos.	R.S. Plot Nos.	Area in Decimals	Area in Sq.Mtrs.
16	668(P)	13	4598	2.780	112.49
16	717(P)	13	4654	49.754	2013.45
16	718	13	4654	19.521	790.00
			Total :	72.055	2915.94

For Green Bhoomi Homes

Rakam K
Authorised Signatory

Green Bhoomi Homes (P) Ltd.
Sudhir Kr Tiwary
Authorised Signatory
28/7/23

: 5 :

Total Homestead land measuring 72.055 Decimals (Seven Two Decimal Point Zero Five Five) Decimals or 2915.94 Sq. Mtrs. (Two Nine One Five Decimal Point Nine Four) Sq. Mtrs. Approx. situated at Mouza Moharda, P.O. Baridih, within P.S. Birsanagar, Thana No.1200, Town Jamshedpur, District East Singhbhum on the following terms and conditions as stated below:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS;

1) That on the consideration of a sum of **Rs.4,39,41,800/- (Rupees: Four Crore Thirty Nine Lacs Forty One Thousand Eight Hundred)** only paid by the purchaser to the Vendor, (after deduction of 1% T.D.S.) and the receipt of which sum the Vendor above named does hereby admit and acknowledge as full, final and the highest consideration amount against the sale of the Homestead land as mentioned in the schedule below, the Vendor by these present does hereby sell, convey, transfer, deliver and assign all that land described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and full privileges and advantages TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendor and/or any other person or persons claiming under the vendor together with all rights, title and possession which the vendor here-before enjoyed in respect of the schedule below land.

2) That the Vendor has handed over the peaceful possession of the schedule below Homestead land to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

For Green Bhoomi Homes
Rakesh K
Authorised Signatory

Sudhir Kr Tiwari

Authorised Signatory

28/2/23

: 6:

3) That the Vendor has completely divested off all its rights, title, interest in the schedule below Homestead land and henceforth the Vendor shall cease to have any manner of rights, title, interest, and possession to the said Homestead land or claim on the said land.

4) That from this day the purchaser shall enjoy, develop and possess the said Homestead land in any manner according to its desire and requirement as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party(ies). The Purchaser shall also be at liberty to have or get its name mutated in the office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and/or other charges/taxes to the concerned authorities.

5) That the Vendor is the sole and bonafide owner of the aforesaid Homestead land and is fully entitled to transfer the schedule below Homestead land to the purchaser.

6) THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:

a) that the vendor is the lawful owner of the schedule below Homestead land and accordingly the vendor has transferred the same in favour of the purchaser.

b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the schedule below Homestead land.

c) that the vendor hereby declares and confirms that the purchaser shall have the right to use the common roads to the schedule below Homestead land for the purpose of ingress/egress and for using the same for facility like electricity,

For Green Bhoomi Homes

Rakem K
Authorised Signatory

Vijaya Homes (P) Ltd.

Sudhir K. Tiwary
Authorised Signatory
28/7/2023

: 7 :

water, sewerage etc. lines in common with its other prospective buyer/s and the present vendor/group companies/firms/concern etc. of vendor.

d) that the vendor has paid rent, cess and/or other charges /taxes of the aforesaid Homestead land to the concerned authority.

e) that the schedule below homestead lands and any part thereof being lost on account of any defect in the title or possession of the vendor, then in that case the vendor shall be bound to make good the loss which the purchaser in the future.

7) That Electricity and water has been obtained from TISCO/JUSCO for the Vijaya Gardens Area by the Vendor. Accordingly, the Purchaser is hereby allowed to draw Electricity and Water etc lines at their own Cost (from the vendor's main Lines /substation) which they may get reimbursed from their customers of Flat etc. in their Real Estate Project(s)

8) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below homestead land.

9) That the homestead lands hereby transferred and fully described in the schedule below situated on the Branch Road of Mouza Moharda.

10) That the purchaser has deducted and deposited 1% T.D.S. on the sale consideration in the account of Government of India in the name of the Vendor, vide Challan No:10460, dated 26-07-2023, enclosed herewith which forms part of this sale deed.

11) That the stamp duty of Rs.17,57,700/- (**Rupees: Seventeen Lacs Fifty Seven Thousand Seven Hundred**) only for this sale deed has been paid through e-Stamp, Certificate No:6f5359921744047f0289, which forms part of this sale deed.

For Green Bhoomi Homes

Rakem K
Authorised Signatory

:8:

"SCHEDULE"

All that Piece and Parcel of Homestead land measuring **72.055** Decimals (**Seven Two Decimal Point Zero Five Five**) Decimals or **2915.94** Sq. Mtrs. (**Two Nine One Five Decimal Point Nine Four**) Sq. Mtrs. Approx. having the following details of New/R.S. Plot Nos. under New/R.S. Khata Nos. area mentioned, situated at Mouza Moharda, P.O. Baridih, within P.S. Birsanagar, Thana No. **1200**, Ward No. **17** JNAC, Town Jamshedpur, District East Singhbhum District Sub-registry office at Jamshedpur, and bounded as follows:-

New Khata Nos.	New Plot Nos.	R.S. Khata Nos.	R.S. Plot Nos.	Area in Decimals	Area in Sq.Mtrs.
16	668(P)	13	4598	2.780	112.49
16	717(P)	13	4654	49.754	2013.45
16	718	13	4654	19.521	790.00
			Total :	72.055	2915.94

Total Homestead land measuring 72.055 Decimals (Seven Two Decimal Point Zero Five Five) Decimals or 2915.94 Sq. Mtrs. (Two Nine One Five Decimal Point Nine Four) Sq. Mtrs. approx.

Boundary of the Entire Homestead Land as follows:-

North	South	East	West
Plot Nos. 668(P) and 713	Plot Nos. 720 and 716	Plot Nos. Road, 716, 719 & 720	Plot Nos. 667, 668(P) and 713

Annual rent payable to the Circle Officer, Jamshedpur.

For Green Bhoomi Homes

Rakesh K
Authorised Signatory

Vijaya Homes (P) Ltd

Sudhir Kr Tiwary
Authorised Signatory
28/7/2023

: 9:

IN WITNESSES WHEREOF the Vendor has signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

WITNESSES:

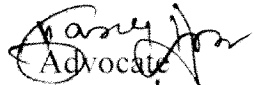
- 1) Ramesh Agarwal & Babulal Agarwal
Kasli di L Jam
- 2) Jiten Raju & Dubei Raju
Jyese di L Jam

Drafted, read over and explained the contents of this sale deed to the Executant/Vendor who found and admitted the same to be true and correct.

Typed by:


JSR Court.

For Green Bhoomi Homes
Rakem 12
Authorised Signatory


Advocate
28/7/2023

Jaya Homes (P) Ltd

Sudhir Kr Tiwary
Authorised Signatory
28/7/2023

: 10 :

NAME OF THE PURCHASER :

M/s. GREEN BHOOMI HOMES, represented by the authorised signatory of its Partner
M/s. Bhoomatey Homes Private Limited namely SHRI ARUN ABHISHEK GAUR



ATTESTED
KAUSHAL AG
ADVOCAT :



For GREEN BHOOMI HOMES

(Director, Bhoomatey Homes Pvt. Ltd.)

PARTNER

Signature and finger print of left hand of the purchaser.

For Green Bhoomi Homes
Rakem 16
Authorised Signatory

Authorised Signatory
28/7/2023



JAMSHEDPUR(NAC)
जमशेदपुर अधिसूचित क्षेत्र समिति



Welcome: GREEN BHOOMI
HOMES REP BY ARUN ABHISHEK
GAUR
Mobile : 9234266079
Log out

Your applied application no. is **SAF770399270723065728**. You can use this application no. for future reference.

Current Status : Document Not Uploaded also Payment Not Done

Basic Details

SAP No	: SAF770399270723065728	Ward No	: 1
Address	: MOUZA-MOHARDA, P.O. BARIDIH, P.S. BIRSANAGAR, JAMSHEDPUR	Road Type	: Other Road
Applicant Type	: New Assessment	Old Holding No	:
Ownership Type	: Individual	Property Type	: Vacant Land
Entry Date	: 27-07-2023	Form No.	:
New Holding No.	: N/A	Transfer Type	:
Concession Category	:		

Owner Details

Image	Name	Gender	Guardian Name	Relation	Mobile No	Date of Birth	Aadhar No	PAN No	Email ID
	GREEN BHOOMI HOMES REP BY ARUN ABHISHEK GAUR	Male	SHYAM SUNDER GAUR	S/O	9234266079	13-10-1983			

Tax Details - Current Year (2023-2024)

Sl No.	ARV	Effect From	Holding Tax	Water Tax	Conservancy/Latrine Tax	Education Cess	Health Cess	Water Harvesting Tax	Lighting Tax	Quarterly Tax
1	0.00	Qtr : 2 FY : 2023-2024	2187.00	0.00	0.00	0.00	0.00	0.00	0.00	2187.00

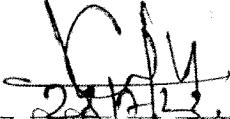
[Print Application](#)




For Green Bhoomi Homes
Rakem KC
Authorized Signatory

निबंधन कार्यालय में दस्तावेजों 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 वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)	✓	


 जाँच लिपिकी का हस्ताक्षर
 तिथि सहित


 निबंधन पर्यवेक्षक का हस्ताक्षर
 तिथि सहित

For Green Bhoomi Homes

Authorised Signatory



Document Registration Summary 1

Date :-28-Jul-2023

- Government/Market Value: ₹41262100/-
- Transaction Amount: ₹43941800 /-
- Paid Stamp Duty: ₹1757700 /-

Receipt : 877510

Receipt Date : 28-07-2023

Presenter Name: -

On Date 28-07-2023 Presented at District SRO -
Jamshedpur

Signature of Presenter

District SRO - Jamshedpur

PR	₹1
SP	₹2910
LL	₹1897
A1	₹1318254
Stamp Duty	₹1757700

Total ₹3080762

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1757672	1757700	-28	GRAS	GreenBhoomiHomes	GRN Number : 2318467234 DEPT Transaction Id : 6f5359921744047f0289 Transaction Type :	1757700
PR	1	1	0	GRAS	GreenBhoomiHomes	GRN Number : 2318467283 DEPT Transaction Id : 855721a3922270a45e20 Transaction Type :	1

For Green Bhoomi Homes

Authorised Signatory

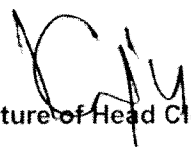
SP	2910	2910	0	GRAS	GreenBhoomiHomes	GRN Number : 2318467283 DEPT Transaction Id : 855721a3922270a45e20 Transaction Type :	2910
A1	1318254	1318254	0	GRAS	GreenBhoomiHomes	GRN Number : 2318467283 DEPT Transaction Id : 855721a3922270a45e20 Transaction Type :	1318254
LL	3	1897	-1894	GRAS	GreenBhoomiHomes	GRN Number : 2318467283 DEPT Transaction Id : 855721a3922270a45e20 Transaction Type :	1897
Sub Total	3078840	3080762	-1922				

Article : Sale Deed Number of Pages : 194

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer



For Green Bhoomi Homes

Rakem IC
Authorised Signatory



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- **202300099474**

Deed Type	Sale Deed
Number of Pages	194
Fee Details	Stamp Duty :- Rs. 1757672, PR :- Rs. 1, SP :- Rs. 2910, A1 :- Rs. 1318254, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1591953/- , Transaction Amount :- Rs.43941800/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NOS. 716, 719 & 720 AND ROAD, West: PLOT NOS. 667, 668(P), AND 713, South: PLOT NOS. 720 AND 716, North: PLOT NOS. 668 (P) AND 713 Khata Number - 16Plot Number - 668Volume Number - 2Page Number - 97SAF Number - SAF770399270723065728 Area Of Land :- 2.78 Decimal
Property No.	2
Valuation Details	Value :- Rs.28491379/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NOS. 716, 719 & 720 AND ROAD, West: PLOT NOS. 667, 668(P) AND 713, South: PLOT NO. 720 AND 716, North: PLOT NOS. 668 (P) AND 713 Khata Number - 16Plot Number - 717Volume Number - 2Page Number - 97SAF Number - SAF770399270723065728 Area Of Land :- 49.75 Decimal
Property No.	3
Valuation Details	Value :- Rs.11178603/- , Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NOS. 716, 719 & 720 AND ROAD, West: PLOT NOS. 667, 668(P) AND 713, South: PLOT NOS. 720 AND 716, North: PLOT NOS. 668 (P) AND 713 Khata Number - 16Plot Number - 718Volume Number - 2Page Number - 97SAF Number - SAF770399270723065728 Area Of Land :- 19.52 Decimal

For Green Bhoomi Homes

Rakem 15

Authorised Signatory

Sh./Smt.VIJAYA HOMES PVT LIMITED REP BY SUDHIR KUMAR TIWARY
s/o/d/o/w/o KASHINATH TIWARY has presented the document for registration in
this office

today dated :- 28-Jul-2023 Day :- Friday Time :- 17:47:17 PM





VIJAYA HOMES PVT LIMITED REP
BY SUDHIR KUMAR
TIWARY(Individual)

Party Name	Document Type	Document Number
VIJAYA HOMES PVT LIMITED REP BY SUDHIR KUMAR TIWARY	PAN/UID	AACCV5756H

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	VIJAYA HOMES PVT LIMITED REP BY SUDHIR KUMAR TIWARY Address1 - OFFICE AT 2ND FLOOR GAJRAJ MANSION, DIAGONAL ROAD, BISTUPUR, Address2 - JAMSHEDPUR, , , Jharkhand PAN No.: AACCV5756H, Permission Case No.-	Yes	Sudhir Kumar Tiwary Address:- BLOCK,NO-3/2/3, NEAR HILL TOP SCHOOL, ROAD,NO-1, PO- TATANAGAR,PS-BAGBERA, bagbera colony, , Purbi Singhbhum, 831002, , Jharkhand, India		SELLER Age:49			
2	GREEN BHOOMI HOMES REP BY ARUN ABHISHEK GAUR Address1 - OFFICE AT 2ND FLOOR GAJRAJ MANSION, DIAGONAL ROAD, BISTUPUR, Address2 - JAMSHEDPUR, , , Jharkhand PAN No.: AAPFG6479A, Permission Case No.-	Yes	Arun Abhishek Gaur Address:- 309, NEAR BHARAT SEVA ASHRAM, ROAD NO 7, SONARI WEST LAY OUT, PO SONARI, Jamshedpur, , Purbi Singhbhum, 831011, , Jharkhand, India		PURCHASER Age:39			

Identification:


For Green Bhoomi Homes
Rakemish
Authorised Signatory

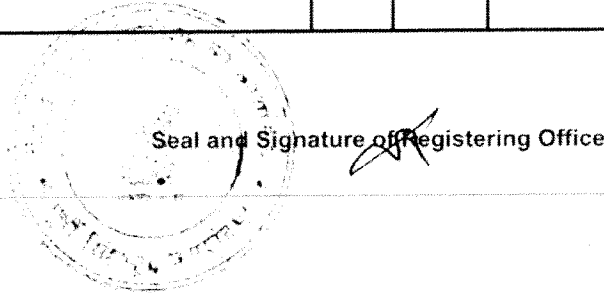
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAMESH AGARWAL S/o-D/o LATE B L AGARWAL Address1 - 196, KASHIDIH, SAKCHI, JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JITEN RAJAK Address1 - M E SCHOOL ROAD, JUGSALAI, JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator 


Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**VIJAYA HOMES PVT LIMITED REP BY SUDHIR KUMAR TIWARY**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAMESH AGARWAL**) Son/Daughter/Wife of (**LATE B L AGARWAL**) resident of (**196, KASHIDIH, SAKCHI, JAMSHEDPUR**) and by occupation (**Service**).

Signature of Registering Officer 

Date:- 28-Jul-2023

Seal and Signature of Registering Officer 

For Green Bhoomi Homes

Rakem IS
 Authorised Signatory



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

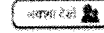
July 27, 2023

भाग वर्तमान	2	पृष्ठ संख्या	97																
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-8	इस्टेट का नाम	झारखण्ड	मौजा का नाम	मोहरदा	होलिंग संख्या	13 नया 16	तौजी संख्या	0	धाना नम्बर	1200	खाता का प्रकार	रेयती
मेमर्स विजया होम मेकर्स प्रा लि श्याम सुन्दर गौर, पिता-श्री एल गौर, जाति- अज्ञात																			
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार														लगान	सेस	
16	4654	0 ऐ 18.9 डि 0 हे	नामंतरन मुकदमा संख्या 575/2010-2011 नया प्लॉट सं0 -706.713.717.718.668.644.546.656.656														3676	5330.2	
16	4620	0 ऐ 7.9 डि 0 हे																	
16	4598	0 ऐ 19.45 डि 0 हे																	
16	4475	0 ऐ 13.5 डि 0 हे																	
13	4450	0 ऐ 11.36 डि 0 हे																	
16	4604	0 ऐ 10.9 डि 0 हे																	
	कुल परिमाण	0 ऐ 82.01 डि 0 हे																	
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत 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						

List Of Mutation Cases on the above transaction in Register-II

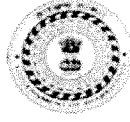
Mutation Cases Not Found !!

List Of Case Status Details



यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्राप्ति की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।

For Green Bhoomi Homes
Rakam 16
Authorised Signatory



Pre Registration Docket

Date :- 27-07-2023 11:22 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202300099474

Appoinment :- 28-Jul-2023 Time:- 13:40

Article	Sale Deed
Pre Registration Date	25-Jul-2023
No. Of Pages	97
Stamp Duty	1757672
Paid Stamp Duty	0
Total Fees	₹ 13,21,168.

Property Id: **1028379**

Valuation No. : 1398261 / 2023	:- 2023-2024	Date : 27-July-2023 22:59:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road			
Khata Number - 16			
Plot Number - 668			
Volume Number - 2			
Page Number - 97			
SAF Number - SAF770399270723065728			
Property Rates			
Residential Land (Y)			
₹572645/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	2.78 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.78 x 572645=1591953.1	₹15,91,953/-
A	Total		₹15,91,953/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹15,92,000/-
Total Amount In Words : Fifteen Lakhs Ninety Two Thousands Rupees Only.			

For Green Bhoomi Homes

Authorised Signatory

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NOS. 716, 719 & 720 AND ROAD, West: PLOT NOS. 667, 668(P), AND 713, South: PLOT NOS. 720 AND 716, North: PLOT NOS. 668 (P) AND 713
Area	Land area : 2.78 Decimal
Other Description of the Property	Pin Code - 831017, Building Name - MOHARDA JAMSHEDPUR
Government/Market Value	1591953.1
Transaction Amount	43941800

Property Id: **1028395**

Valuation No. : 1398266 / 2023	:- 2023-2024	Date : 27-July-2023 22:59:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road		-	
Khata Number - 16			
Plot Number - 717			
Volume Number - 2			
Page Number - 97			
SAF Number - SAF770399270723065728			
Property Rates			
Residential Land (Y)			
₹572645/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	49.75 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 49.754 x 572645=28491379.33	₹2,84,91,379/-
A	Total		₹2,84,91,379/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,84,91,400/-
Total Amount in Words : Two Crore Eighty Four Lakhs Ninety One Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NOS. 716, 719 & 720 AND ROAD, West: PLOT NOS. 667, 668(P) AND 713, South: PLOT NO. 720 AND 716, North: PLOT NOS. 668 (P) AND 713
Area	Land area : 49.75 Decimal
Other Description of the Property	Pin Code - 831017, Building Name - MOHARDA JAMSHEDPUR
Government/Market Value	28491379.33

For Green Bhoomi Homes

Rakem IC
Authorised Signatory


Transaction Amount	-
--------------------	---

Property Id: **1028400**

Valuation No. : 1398273 / 2023	:- 2023-2024	Date : 27-July-2023 23:02:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda
Moharda - Other Road		
Khata Number - 16		
Plot Number - 718		
Volume Number - 2		
Page Number - 97		
SAF Number - SAF770399270723065728		

Property Rates			
Residential Land (Y)			
₹572645/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	19.52 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 19.521 x 572645=11178603.045	₹1,11,78,603/-
A	Total		₹1,11,78,603/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,11,78,700/-
Total Amount in Words : One Crore Eleven Lakhs Seventy Eight Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NOS. 716, 719 & 720 AND ROAD, West: PLOT NOS. 667, 668(P) AND 713, South: PLOT NOS. 720 AND 716, North: PLOT NOS. 668 (P) AND 713
Area	Land area : 19.52 Decimal
Other Description of the Property	Pin Code - 831017, Building Name - MOHARDA JAMSHEDPUR
Government/Market Value	11178603.045
Transaction Amount	-

For Green Bhoomi Homes

 Authorised Signatory

SELLER	-Ms. VIJAYA HOMES PVT LIMITED REP BY SUDHIR KUMAR TIWARY, Address - OFFICE AT 2ND FLOOR GAJRAJ MANSION, DIAGONAL ROAD, BISTUPUR- JAMSHEDPUR, Father/Husband Name KASHINATH TIWARY , PAN No.- *****756H, Permission Case No.- , Aadhaar No. *****9679
PURCHASER	-Ms. GREEN BHOOMI HOMES REP BY ARUN ABHISHEK GAUR, Address - OFFICE AT 2ND FLOOR GAJRAJ MANSION, DIAGONAL ROAD, BISTUPUR- JAMSHEDPUR, Father/Husband Name SHYAM SUNDER GAUR , PAN No.- *****479A, Permission Case No.- , Aadhaar No. *****9720

Witness Information	Mr. JITEN RAJAK , Address - M E SCHOOL ROAD, JUGSALAI, JAMSHEDPUR-, Father/Husband Name-DUKHU RAJAK
---------------------	---

Identifier Details	Mr. RAMESH AGARWAL , Address - 196, KASHIDIH, SAKCHI, JAMSHEDPUR-, Father/Husband Name-LATE B L AGARWAL
--------------------	---

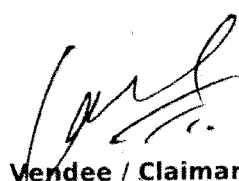
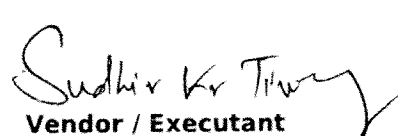
Fee Rule: Sale Deed		
1	Stamp Duty	17,57,672

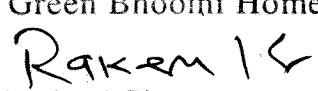
1	SP	2,910
Total		2,910

Fee Rule: Sale Deed		
1	A1	13,18,254
2	LL	3
3	PR	1
Total		13,18,258

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

For Green Bhoomi Homes

 Authorised Signatory

Token No.: 202300099474

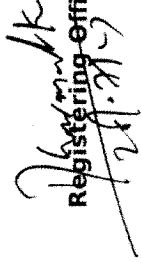
CERTIFICATE

Office of the District SRO - Jamshedpur

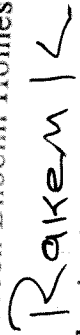
This **Sale Deed** was presented before the registering officer on date **28-Jul-2023** by **VIJAYA HOMES PVT LIMITED REP BY SUDHIR KUMAR TIWARY, S/O, D/O, W/O KASHINATH TIWARY** resident of OFFICE AT 2ND FLOOR GAJRAJ MANSION, DIAGONAL ROAD, BISTUPUR, JAMSHEDPUR.

This deed was registered as Document No:- **2023/JSR/4330/BK1/4041** in Book No :- **BK1**, Volume No :- 731 from Page No :- 343 to 536 at, office of **District SRO - Jamshedpur**

Date:- **28-Jul-2023**


Registering Officer

For Green Bhoomi Homes


Authorised Signatory

For Green Bhoomi Homes

Authorised Signatory

For Green Bhoomi Homes
Authorized Signatory
Rakem 15

Boojit V. Siroha

For Rent Registration

