



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b981e65b42516b55cbf4

Receipt Date : 30-Jan-2021 11:33:54 am

Receipt Amount : 380000/-

Amount In Words : Three Lakh Eighty Thousands Rupees Only

Token Number : 20210000012056

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : RUKMANI PROPERTY PROJECT PRIVATE  
LIMITED REP BY SUMIT KUMAR SINGH (Vendee )

GRN Number : 2104100079



:- For Office Use :-

Debate  
30.01.2021



2021/ISR/618/BK1/572

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

इस रसीद के माध्यम से पूर्व के प्रमाण को नकारा नहीं जा सकता है।

Sumit Kumar Singh

Sudhir Kumar

शुद्ध  
95,00,000

125  
Taleo

शुद्ध  
280,000



Vijaya Homes (P) Ltd.  
Sudhir K Tiwary  
Authorised Signatory  
30/1/2021



प्लॉट नंबर 1176, 1173, 1177,  
1178  
30/1/2021

ATTESTED BY  
Kaushal Agarwal  
Advocate  
Rm  
30/1

जिला अवर निलयात  
विक्रय प्रस्तावित दस्तावेज में लेखकारी प्रस्तावित  
जमी के Manager अंकित की गई है।  
पंजीकरण के लिए आवश्यक अतिरिक्त 1: 3  
की बात 44(8) के अन्तर्गत नहीं है।  
30/1/2021

न्यूनतम मूल्यंकन सूची से  
सही पाया **SALE DEED**

Consideration Rs. 95,00,000/-

21 के अधीन प्राप्ता: भारतीय स्टाम्प-अधिकार  
न स्टाम्प ऐक्ट), 1899 का अधीन  
या 1क, स०..... के अधीन  
न स्टाम्प-सहित (या स्टाम्प-रहित  
नियमों या स्टाम्प-शुल्क अर्पित नहीं।

**THIS SALE DEED** made on this the 30<sup>th</sup> day of January 2021 at  
Jamshedpur: BY: **M/S. VIJAYA HOMES PVT. LTD.**, A Company  
registered under Indian Companies Act 1956, having its Registered  
Office at Poddar Court, 7<sup>th</sup> Floor, Room No: 7 and 8, Gate No: 4, 18,  
Rabindra Sarani, Kolkata and having its Local Office at 2<sup>nd</sup> Floor,  
Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur represented by  
Manager Accounts MR. SUDHIR KUMAR TIWARY, Son of Shri  
Kashinath Tiwary, grandson of Late Kanahaiya Tiwary, by faith  
Hindu, by caste Brahmin, by Nationality Indian, by occupation  
Service, resident of Bagbera Government Colony, Block No: 3/2/3,  
Road No: 1, P.O. Tatanagar, P.S. Bagbera, Town Jamshedpur, District  
East Singhbhum, (Jharkhand), hereinafter called the **"VENDOR"**  
having PAN No. **AACCV5756H** under the Income Tax Act, (Which  
expressions shall unless excluded by or repugnant to the context,  
mean and include its successors-in-office, executors, administrators,  
legal representatives, nominees, assigns) of the ONE PART;

निबंधन-पदाधिकारी

Fee Chyobf

At 285000 =  
Wd 5 =  
P 2 =

दस्तावेज जांचा  
30/1/2021

Vijaya Homes (P) Ltd.  
Sudhir Kr Tiwari  
Authorised Signatory  
30/11/21

: 3 :

**IN FAVOUR OF**

**M/S. RUKMANI PROPERTY PROJECT PRIVATE LIMITED (PAN: AAJCA2276J)**, A Company Registered under Indian Companies Act 1956, having its Registered Office at 2<sup>nd</sup> Floor, Aastha Trade Centre, Q. Road, Bistupur, Jamshedpur, Dist. East Singhbhum, Jharkhand - 831001, being represented by its Manager **SUMIT KUMAR SINGH**, S/o. Mr. Dilip Kumar Singh, by faith Hindu, by caste Rajput, Nationality Indian, R/o. Village Sadpur, Post Sadpur, P.S. Dhoraiya, Sadpur, Banka, Sadpur, State of Bihar - 813110, hereinafter called the "**PURCHASER**" (Which expression shall unless, excluded by or repugnant to the context, mean and include their heir, successors, executors, administrators, legal representatives nominees and, assigns) of the OTHER PART;

**WHEREAS** Erstwhile Vijaya Home Makers (P) Ltd has been amalgamated into M/s. Vijaya Homes (P) Ltd. pursuant to section 394 and other applicable provisions of the Companies Act 1956 and accordingly all the Assets and Liabilities of Erstwhile Vijaya Home Makers (P) Ltd., stand transferred and vested in M/s. Vijaya Homes (P) Ltd., the present Vendor;

**Whereas** the Vendor purchased homestead land measuring 0.63 Acre or 63 Decimal, in of Present Plot No.1176, recorded under Present Khata No.16 and land measuring 0.0744 Acre or 7.44 Decimal, in portion of Present Plot No.1173, land measuring 0.09 Acre or 09 Decimal, in of Present Plot No.1177, land measuring 0.04 Acre or 04 Decimal, in of Present Plot No.1178, land measuring 0.30 Acre or 30 Decimal, in Portion of Present Plot No.1181, all recorded under Present Khata No.15, and some other land situated

Vijaya Homes (P) Ltd.

Sudhir Kr Tiwari  
Authorised Signator  
3/1/21

:4:

at Mouza Hurlung, within P.S. Telco, Thana No.1201, Town Jamshedpur, District East Singhbhum from its former owners Leda Gour @ Lakhan Gour and others by virtue of Sale Deed No.3529 dated 20/10/2017, and Sale Deed No.4668 dated 24/06/2011, registered at Jamshedpur Dist. Sub-registry office on payment of valuable consideration amount and the same has been mutated in the name of the Vendor in the records of Circle Officer Jamshedpur Vide Mutation Case No.2277/R27/2017-2018 dated 09/04/2018 and 674/2014-2015 dated 18/09/2014 And

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

Whereas the purchaser approached the present vendor to purchase homestead land measuring 0.0958 Acre or 9.58 Decimal, in Portion of Present Plot No.1176, recorded under Present Khata No.16, land measuring 0.02 Acre or 2 Decimal, in Portion of Present Plot No.1173, land measuring 0.04 Acre or 4 Decimal, in Portion of Present Plot No.1177, land measuring 0.0294 Acre or 2.94 Decimal, in Portion of Present Plot No.1178, land measuring 0.1453 Acre or 14.53 Decimal, in Portion of Present Plot No.1181, all recorded under Present Khata No.15, (**Total land measuring 33.05 Decimal or 0.3305 Acre or 20 Kathas**) situated at Mouza Hurlung, within P.S. Telco, Thana No.1201, Town Jamshedpur, District East Singhbhum as on "as is where is" basis and accordingly the present Vendor has agreed to sell the above said homestead land in favour of the purchaser on "as is where is" basis as given below;

: 5 :

New Khata Nos.	New Plot Nos.	Area in Decimal	Area in Sq. Mtr.
16	1176(P)	9.58	387.69
15	1173(P)	2	80.94
15	1177(P)	4	161.87
15	1178(P)	2.94	118.97
15	1181(P)	14.53	588.00
	<b>Total</b>	<b>33.05</b>	<b>1337.47</b>

(Total homestead land measuring **33.05** Decimal or 20 Kathas or **1337.47** Sq. Mtr. approx. or **14396.58** Sq.Ft. Approx) situated at Mouza Hurlung, within P.S. Telco, Thana No.1201, Town Jamshedpur, District East Singhbhum on the following terms and conditions as stated below:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS;**

1) That the consideration of a sum of **Rs.95,00,000/- (Rupees: Ninety Five Lakhs) only** already paid by the purchaser as highest consideration amount against the sale of the homestead land mentioned in the schedule below, the Vendor by these presents does hereby sell, convey, transfer, deliver and assign all that homestead land described in the schedule below, on "as is where is" basis together with all rights, title, interest, possession, easement, appurtenances thereto and with full privileges and advantage **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

Vijaya Homes (P) Ltd.

Sudhir Kr Tiwary

Authorised Signatory

30/11/2021

: 6 :

vendor together with all rights, title, interest and possession which the vendor here-before enjoyed in respect of the schedule below homestead 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.

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 title to the said homestead land or claim on the said homestead land.

4) That from this day the purchaser shall enjoy 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. 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 and obtain receipt thereof in its own name.

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:**

Vijaya Homes (P) Ltd.

Sudhir Kr Tiwary  
Authorised Signatory  
30/11/2021

: 7 :

- 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 said homestead land.
- c) that the vendor has paid rent, cess and/or other charges /taxes of the aforesaid homestead land to the concerned authority.
- d) that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below homestead land.
- 7) 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.
- 8) That the homestead land hereby transferred and fully described in the schedule below is situated on Branch Road of Mouza Hurlung.
- 9) That the purchaser has deducted and deposited 0.75% T.D.S. on the sale consideration in the account of Government of India ( Income tax) in the name of the Vendor, vide Challan No: ..... dated ...../2020, enclosed herewith which forms part of this sale deed.

Vijaya Homes (P) Ltd.  
*Sudhir Kr Tiwari*  
 Authorised Signatory  
 30/11/2021

: 8 :

10) That the stamp duty of Rs.3,80,000/-(Rupees: Three Lakhs Eighty Thousand) only for this sale deed has been paid through e-Stamp, Certificate No: b981e65b42516b55cbf4 which forms part of this sale deed.

**“SCHEDULE”**

All that Piece and Parcel of undeveloped Homestead land on “as is where is” basis measuring **33.05** Decimal or **1337.47 Sq. Mtr.** Approx. situated at Mouza Hurlung , within P.S. Telco, Thana No.1201, Town Jamshedpur, District East Singhbhum Dist. Sub-registry office at Jamshedpur, details of New Plot Nos. under New Khata Nos. are mentioned and bounded as follows:-

New Khata Nos.	New Plot Nos.	Area in Decimal	Area in Sq. Mtr.	North	South	East	West
16	1176(P)	9.58	387.69	Plot No. 1173(P)	Plot No. 1176(P)	Plot Nos. 1177(P), 1178 (P)	Plot No. 1176(P)
15	1173(P)	2	80.94	Plot No. 1265(P)	Plot No. 1178(P), 1181(P), 1176(P)	Plot No. 1173(P)	Plot No. 1173(P)
15	1177(P)	4	161.87	Plot No. 1176(P)	Plot No. 1177(P)	Plot No. 1178(P)	Plot No. 1176(P)
15	1178(P)	2.94	118.97	Plot No. 1173(P)	Plot No. 1178(P)	Plot No. 1181(P)	Plot No. 1176(P), 1177(P)
15	1181(P)	14.53	588.00	Plot No. 1173(P)	Plot No. 1181(P)	Plot No. 1182(P)	Plot No. 1178(P)
<b>TOTAL</b>		<b>33.05</b>	<b>1337.47</b>				

Total land area measuring **33.05** Decimal or **20** Kathas or **1337.47** Sq. Mtr. or **14396.58** Sq.Ft. Approx.\_\_\_\_\_

Annual rent payable to the Circle Officer, Jamshedpur.

Vijaya Homes (P) Ltd.

Sudhir Kr Tiwary  
Authorised Signatory  
30/11/2021

: 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 & /o Late B. L. Agarwal  
196 Kasidih Sakchi Jamshedpur
- 2) Jiten Kumar & /o Dular Kumar  
M.E. School Road Jugsalai J.S.R.

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:



Jamshedpur Court.



  
Advocate

Vijaya Homes (P) Ltd.  
Sudhir Kr Tiwary  
Authorised Signatory  
30/1/2021

: 10 :

**NAME OF THE PURCHASER:**

**M/S. RUKMANI PROPERTY PROJECT PRIVATE LIMITED**

(Represented by its Manager SUMIT KUMAR SINGH)



ATTESTED  
Kavsha Agarwal  
Advocate



Sumit Kumar Singh.

Signature and finger print of left hand of the purchasers.

Advocate



नाम ग्राम - हुरलुंग चादर न - 2

थाना - घाटशिला

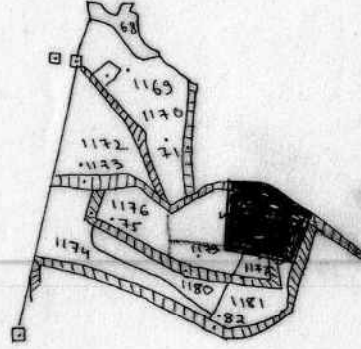
थाना न - 1201

तरफ - आसानबनी

जिला - सिंहभूम

पैमाना - 16" = 1 मील

सन- 1960-61 ईस्वी



KHATA NO	PLOT NO	AREA	BOUNDRY	INDICATION
15	1173/P	02 Dec	N-Plot no-1265/P S- Plot no-1178/P,1181/P,1176/P E- Plot no-1173/P W- Plot no-1173/P	
15	1181/P	14.53 Dec	N-Plot no-1173/P S- Plot no-1181/P E- Plot no-1182/P W- Plot no-1178/P	
15	1177/P	04 Dec	N-Plot no-1176/P S- Plot no-1177/P E- Plot no-1178/P W- Plot no-1176/P	
15	1178/P	02.94 Dec	N-Plot no-1173/P S- Plot no-1178/P E- Plot no-1181/P W- Plot no-1176/P,1177/P	
16	1176/P	09.58 Dec	N-Plot no-1173/P S- Plot no-1176/P E- Plot no-1177/P,1178/P W- Plot no-1176/P	
		33.05 Dec = 20 Katha		

Amrin  
Taluk  
25/01/2021



**OFFICE OF THE SUB REGISTRAR**

**Office Name :- District SRO - Jamshedpur**

**District Name :- EastSinghbhum**

**State Name :- Jharkhand**

**Deed Endorsement**

Token No :- **20210000012056**

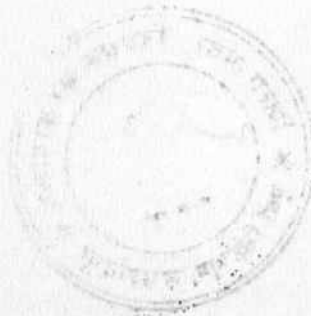
<b>Deed Type</b>	Sale Deed
<b>Number of Pages</b>	220
<b>Fee Details</b>	<b>Stamp Duty :- Rs. 380000, PR :- Rs. 2, SP :- Rs. 3300, A1 :- Rs. 285000, LL :- Rs. 5,</b>
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value :- Rs.5715733/- ,Transaction Amount :- Rs.9500000/-</b>
<b>Property Details</b>	<b>District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct)</b> <b>Property Boundaries :- East: PLOT NOS 1177(P), 1178(P), 1173(P), 1181(P), 1182(P), West: PLOT NO-1176(P), 1173(P), 1177(P), 1178(P), South: PLOT NO-1176(P), 1178(P), 1181(P), 1177(P), North: PLOT NO-1173(P), 1265(P), 1176(P)</b> <b>Volume Number - 4, 51Khata Number - 16, 15Plot Number - 1176, 1173, 1177, 1178, 1181Page Number - 37, 46</b> <b>Area Of Land :- 33.05 Decimal</b>







Sh./Smt.VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY s/o/d/o/w/o KASHINATH TIWARY has presented the document for registration in this office today dated :- **30-Jan-2021** Day :- **Saturday** Time :- **18:21:54 PM**



VIJAYA HOMES PVT LTD REP BY

<b>Party Name</b>	<b>Document Type</b>	<b>Document Number</b>
	SUDHIR KUMAR TIWARY(Individual)	



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY</b> <b>Address1 - OFFICE AT 2ND FLOOR, GAJRAJ MANSION, DIAGONAL ROAD, BISTUPUR, JAMSHEDPUR, Address2</b> - , , , Jharkhand <b>PAN No.:</b> AACCV5756H, Permission <b>Case No.-</b>	Yes	Sudhir Kumar Tiwary <b>Address:-</b> 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:48			
2	<b>RUKMANI PROPERTY PROJECT PRIVATE LIMITED REP BY SUMIT KUMAR SINGH</b> <b>Address1 - OFFICE AT 2ND FLOOR AASTHA TRADE CENTRE, Q ROAD, BISTUPUR, JAMSHEDPUR, Address2</b> - , , , Jharkhand <b>PAN No.:</b> AAJCA2276J, Permission <b>Case No.-</b>	Yes	Sumit Kumar Singh <b>Address:-</b> , , , Gram Sadpur Post Sadpur Thana Dhoraiya, Sadpur, , Banka, 813110, . Bihar, India		PURCHASER Age:32			





झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

उग्रसेन गौड़, पिता-गुरुचरण गौड़ एक अंश, जाति-गौड़, निवासी-मोहड़दा

जिला का नाम पूर्वो सिंहभूम अंचल का नाम जमशेदपुर हलका का नाम हल्का-5 मौजा का नाम हूरलुंग खाता रैयती का प्रकार

खेवट नम्बर खाता नम्बर 16 थाना का नाम घाटशिला थाना नम्बर 1201

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
	1175	? अज्ञात ? अज्ञात	मोटी आइ 0	0 एकड़	3 डिसमील					1- कायमी
	1179	? अज्ञात ? अज्ञात	मोटी आइ 0	0 एकड़	11 डिसमील					1- कायमी
16	143	? विमीवन ? नाला	दौन-02 1	0 एकड़	8 डिसमील		1	0	44	1- कायमी
	1176	? निज ? निज	दौन-02 1	0 एकड़	63 डिसमील					1- कायमी
	1180	? निज ? निज	दौन-02 1	0 एकड़	18 डिसमील					1- कायमी

खाता मे कुल प्लोट संख्या 5 खाता का कुल मिजान (खतियान के अनुसार) 1 3 खाता का कुल लगान 1 0 44

यह एक कंप्यूटर जनित प्रति है

1/29/2021

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।





झारखण्ड सरकार

झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

उग्रसेन गौड़, पिता-गुरुचरण गौड़ एक अंश, जाति-गौड़, निवासी-मोहड़दा

जिला का नाम पूर्वी सिंहभूम अंचल का नाम जमशेदपुर हलका का नाम हल्का-5 मौजा का नाम हूरलुंग खाता रैयती का प्रकार

खेवट नम्बर खाता नम्बर 15 थाना का नाम घाटशिला थाना नम्बर 1201

खाता नम्बर	खेसरा नम्बर	चाँहदी उत्तर 3 चाँहदी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/ सेस	लगान			खास शर्त
								रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)				(13)
	1188	? निज ? निज	दौन-02 7	0 एकड़	39 डिसमील						1- कायमी
	1242	? निज ? निज	दौन-02 1	0 एकड़	19 डिसमील						1- कायमी
	1173	? अजात ? अजात	मोटी आड़ 0	0 एकड़	20 डिसमील						1- कायमी
	1174	? निज ? निज	दौन-02 8	0 एकड़	34 डिसमील						1- कायमी
15	1177	? निज ? निज	दौन-02 1	0 एकड़	9 डिसमील			2	0	70	1- कायमी
	1178	? अजात ? अजात	मोटी आड़ 0	0 एकड़	4 डिसमील						1- कायमी
	1181	? निज ? निज	दौन-02 1	0 एकड़	30 डिसमील						1- कायमी
	1182	? अजात ? अजात	मोटी आड़ 0	0 एकड़	25 डिसमील						1- कायमी
	1189	? अजात ? अजात	मोटी आड़ 0	0 एकड़	4 डिसमील						1- कायमी
	1241	? अजात ? अजात	मोटी आड़ 0	0 एकड़	3 डिसमील						1- कायमी

खाता मे कुल प्लोट संख्या 10 खाता का कुल मिजान (खतियान के अनुसार) 2 20 खाता का कुल लगान 2 0 70

यह एक कंप्यूटर जनित प्रति है

1/29/2021

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।





झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग

January 29, 2021

पंजी II प्रति

भाग वर्तमान	4	पृष्ठ संख्या	37											
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-5	इस्टेट का नाम	झारखण्ड सरकार					
मौजा का नाम	हरलुंग	होलिडिंग संख्या	15,18,167/अंश	तौजी संख्या	0	थाना नम्बर	1201	खाता का प्रकार	रैयती					
एन.एस विजय होम मेकर्स प्र.लि. - , जाति- - एवं श्याम सुन्दर गौड़ , -स्व.जी.एल गौड़, जाति- -														
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार								लगान	सेस		
16	1176	0 ऐ 29.14 डि 0 हे	नामांतरण मुकदमा संख्या674/2014-15 दिनांक 18-9-2014 आदेश अनुसार दर्ज किया गया								373	540.85		
16	143	0 ऐ 5 डि 0 हे												
15	1177	0 ऐ 4 डि 0 हे												
15	1181	0 ऐ 14.53 डि 0 हे												
167	144	0 ऐ 2 डि 0 हे												
15	1178	0 ऐ 2.44 डि 0 हे												
16	1175	0 ऐ 0 डि 0 हे												
	कुल परिमाण	0 ऐ 57.11 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

Sl No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View
8334	315 / 2020 - 2021	05	15	1173	Sumit Kumar Singh	22/07/2020	Status Correction Slip generated	<a href="#">View</a>
8334	315 / 2020 - 2021	05	16	1175	Sumit Kumar Singh	22/07/2020	Status Correction Slip generated	<a href="#">View</a>
8334	315 / 2020 - 2021	05	16	1176	Sumit Kumar Singh	22/07/2020	Status Correction Slip generated	<a href="#">View</a>
9306	1287 / 2020 - 2021	05	15	1177	Sumit Kumar Singh	15/12/2020	Status Correction Slip generated	<a href="#">View</a>
9306	1287 / 2020 - 2021	05	15	1178	Sumit Kumar Singh	15/12/2020	Status Correction Slip generated	<a href="#">View</a>
9306	1287 / 2020 - 2021	05	15	1181	Sumit Kumar Singh	15/12/2020	Status Correction Slip generated	<a href="#">View</a>
9306	1287 / 2020 - 2021	05	16	1176	Sumit Kumar Singh	15/12/2020	Status Correction Slip generated	<a href="#">View</a>

List Of Case Status Details

क्या दर्ज करें



← BACK

यह एक कम्प्यूटर जनित प्रति

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

प्लान का नक्शा देखने के लिए प्लान नंबर बिलक करें।



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झारखंड सरकार  
राजस्व एवं भूमि सुधार विभाग  
पंजी II प्रति

January 29, 2021

भाग वर्तमान	51	पृष्ठ संख्या	46										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-5	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	हूरलुंग	होलिडिंग संख्या	15	तौजी संख्या		थाना नम्बर	1201	खाता का प्रकार	रैयती				
M/s Vijaya Homes Private Limited , निदेशक-Arun Abhishek Gaur, S/o Shyam Sunder Gaur, जाति- संस्था													
खाता नम्बर	प्लोट संख्या	रकबा		परिवर्तन के लिए प्राधिकार				लगान	सेस				
15	1173	0 ऐ 3.24 डि 0 हे		नामान्तरण मुकदमा संख्या 2277/2017 - 2018				250	0				
कुल परिमाण		0 ऐ 3.24 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

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8334	315 / 2020 - 2021	05	16	1175	Sumit Kumar Singh	22/07/2020	Status Correction Slip generated	<a href="#">View</a>
8334	315 / 2020 - 2021	05	16	1176	Sumit Kumar Singh	22/07/2020	Status Correction Slip generated	<a href="#">View</a>

List Of Case Status Details



यह एक कम्प्युटर जनित प्रति

यह प्रपत्र केवल प्रार्थी 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 करें।



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## Pre Registration Docket

Date :- 29-01-2021 08:11 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20210000012056

Appointment :- 30-Jan-2021 Time:- 11:45

Article	Sale Deed
Pre Registration Date	29-Jan-2021
No. Of Pages	110
Stamp Duty	380000
Paid Stamp Duty	0
Total Fees	₹ 2,88,307.

Property Id: **465646**

<b>Valuation No. :</b> 619956 / 2021	<b>:-</b> 2020-2021	<b>User Id :</b> 4663	<b>Date :</b> 29-January-2021 20:05:PM
<b>State :</b> Jharkhand	<b>District :</b> EastSinghbhum		<b>Tahsil :</b> Jamshedpur
<b>Land Type :</b> Census	<b>Corporation :</b>		<b>Village/City :</b> Hurlung
<b>Hurlung Urban(ct) - Other Road</b>			-
<b>Volume Number - 4, 51</b>			
<b>Page Number - 37, 46</b>			
<b>Khata Number - 16, 15</b>			
<b>Plot Number - 1176, 1173, 1177, 1178, 1181</b>			
<b>Valuation Rule :</b> Residential Land			
<b>Property Details</b>			
1	Land area	33.05 Decimal	
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 33.05 x 172942=5715733.1	₹57,15,733/-
<b>A</b>	<b>Total</b>		₹57,15,733/-
<b>Note :</b> Final Valuation is Rounded to Next 100/-			
<b>Total Valuation (A)</b>			₹57,15,800/-
<b>Total Amount in Words : Fifty Seven Lakhs Fifteen Thousands Eight Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NOS 1177(P), 1178(P), 1173(P), 1181(P), 1182(P), West: PLOT NO-1176(P), 1173(P), 1177(P), 1178(P), South: PLOT NO-1176(P), 1178(P), 1181(P), 1177(P), North: PLOT NO-1173(P), 1265(P), 1176(P)
Area	Land area : 33.05 Decimal

Other Description of the Property	Address - HURLUNG
Government/Market Value	5715733.1
Transaction Amount	9500000

SELLER	<b>-Ms. VIJAYA HOMES PVT LTD 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</b>
PURCHASER	<b>-Ms. RUKMANI PROPERTY PROJECT PRIVATE LIMITED REP BY SUMIT KUMAR SINGH, Address - OFFICE AT 2ND FLOOR AASTHA TRADE CENTRE, Q ROAD, BISTUPUR, JAMSHEDPUR- ,Father/Husband Name DILIP KUMAR SINGH , PAN No.- *****276J,Permission Case No.- , Aadhaar No. *****3915</b>

Witness Information	<b>Mr. JITEN RAJAK , Address - M E SCHOOL ROAD, JUGSALAI, JAMSHEDPUR-, Father/Husband Name-DUKHU RAJAK</b>
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Identifier Details	<b>Mr. RAMESH AGARWAL , Address - 196 KASIDIH SAKCHI JAMSHEDPUR-, Father/Husband Name-LATE B L AGARWAL</b>
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Property Id:465646		
Fee Rule:Sale Deed		
1	Stamp Duty	3,80,000

1	SP	3,300
<b>Total</b>		<b>3,300</b>

Property Id:465646		
Fee Rule:Sale Deed		
1	PR	2
2	LL	5
3	A1	2,85,000
<b>Total</b>		<b>2,85,007</b>

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

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

*[Handwritten Signature]*

Deed Writer / Advocate

*[Handwritten Signature]*

Vendee / Claimant

*[Handwritten Signature]*

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



Token No.: 20210000012056


# CERTIFICATE

## Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **30-Jan-2021** by **VIJAYA HOMES PVT LTD 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:- **2021/JSR/618/BK1/572** in Book No :- **BK1**, Volume No :- 107 from Page No :- 329 to 548 at, office of **District SRO - Jamshedpur**

Date:- **30-Jan-2021**

  
Registering Officer