



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6f80fd846d8d5cf6ca49

Receipt Date : 24-Nov-2020 11:53:44 am

Receipt Amount : 190000/-

Amount In Words : One Lakh Ninety Thousands Rupees Only

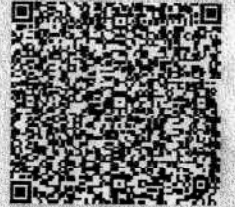
Token Number : 20200000101849

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

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

GRN Number : 2002876524



21

*Debit  
12/11/20  
26-11-2020*

-: For Office Use :-

नियम 21 के अधीन शाखा: भारतीय स्टाम्प-अधिनियम  
(शुद्धित स्टांप्प ऐक्ट), 1899 की अनुसूची  
1 का 1क, र०... 24... के अधीन  
बधावत् स्टांप्प-रशिम्प (या स्टांप्प-शुल्क  
से विमुक्त या स्टांप्प-शुल्क अपेक्षित नहीं)



*[Signature]*  
निबन्धक-व्यवहारी

*Sumit Kumar Singh*

2020/ISR/3488/BK1/3174

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 पूर्वी मैकिरी प्रकृति की सेवा लही ली गई है।*

*Sudhir K Tiwari*



Vijaya Homes (P) Ltd.

Sudhkr Tiwari  
Authorised Signatory

26/11/2020

: 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 0.09 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 Signatory

26/11/2020

:4:

at Mouza Hurlung, within P.S. Birsanagar, Thana No.1201, Town Jamshedpur, District East Singhbhum from its former owners Leda Gour @ Lakhan Gour and others by virtue of 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. 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 0.08 Acre or 8 Decimal, in Portion of Present Plot No.1176, recorded under Present Khata No.16, land measuring 0.05 Acre or 5 Decimal, in Portion of Present Plot No.1177, land measuring 0.0106 Acre or 1.06 Decimal, in Portion of Present Plot No.1178, land measuring 0.0247 Acre or 2.47 Decimal, in Portion of Present Plot No.1181, all recorded under Present Khata No.15, **(Total land measuring 16.53 Decimal or 0.1653 Acre or 10-Kathas)** situated at Mouza Hurlung, within P.S. Birsanagar, 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;

Vijaya Homes (P) Ltd.

Sudhir Kr Tiwary  
Authorised Signator

26/11/2020

: 5 :

New Khata Nos.	New Plot Nos.	Area in Decimal	Area in Sq. Mtr.
16	1176(P)	8	323.74
15	1177(P)	5	202.34
15	1178(P)	1.06	42.90
15	1181(P)	2.47	99.95
	<b>Total</b>	<b>16.53</b>	<b>668.93</b>

(Total homestead land measuring **16.53** Decimal or **10** Kathas or **668.93** Sq. Mtr. approx. or **7200** Sq.Ft. Approx) situated at Mouza Hurlung, within P.S. Birsanagar, 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.47,50,000/- (Rupees: Forty Seven Lakhs Fifty Thousand) 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

Vijaya Homes (P) Ltd.

Sudhir K Tiwary  
Authorised Signatory

26/11/2020

: 6 :

and/or any other person or persons claiming under the 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:**

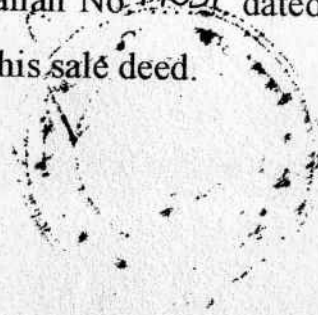
Vijaya Homes (P) Ltd.

Sudhir Kr Tiwari  
Authorised Signatory

26/11/2020

: 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: 19331 dated 24/11/2020, enclosed herewith which forms part of this sale deed.



Vijaya Homes (P) Ltd.

*Sudhir Kr Tiwary*

Authorised Signatory

26/11/2020

: 8 :

10) That the stamp duty of Rs. 190,000/- (Rupees: One Lakh Ninty Thousand) only for this sale deed has been paid through e-Stamp receipt number 6f80fd846d8d5cf6ca49. which forms part of this sale deed.

**"SCHEDULE"**

All that Piece and Parcel of undeveloped Homestead land on "as is where is" basis measuring **16.53** Decimal or **668.93 Sq. Mtr.** Approx. situated at Mouza Hurlung, within P.S. Birsanagar, 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)	8	323.74	Plot No. 1176(P)	Plot No. 1179(P)	Plot No. 1177(P)	Plot No. 1176(P)
15	1177(P)	5	202.34	Plot No. 1177(P)	Plot No. 1179(P)	Plot No. 1178(P)	Plot No. 1176(P)
15	1178(P)	1.06	42.90	Plot No. 1178(P)	Plot No. 1179(P)	Plot No. 1181(P)	Plot No. 1177(P)
15	1181(P)	2.47	99.95	Plot No. 1181(P)	Plot No. 1181(P)	Plot No. 1241(P)	Plot No. 1178(P)
<b>TOTAL</b>		<b>16.53</b>	<b>668.93</b>				

Total land area measuring **16.53** Decimal or **10** Kathas or **668.93** Sq. Mtr. or **7200** Sq.Ft. Approx.

Annual rent payable to the Circle Officer, Jamshedpur.

Volume no 4 Page no 37

Vijaya Homes (P) Ltd.

Sudhir K. Tripathy

Authorised Signatory

26/11/2020

: 9 :

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

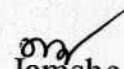
WITNESSES:

1) Ramesh Agarwal s/o Late B. L. Agarwal  
Kashidih Jamshedpur

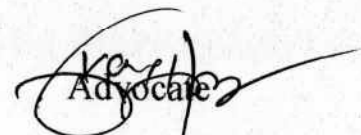
2) Jiten Raju s/o Dukhw Raju  
M.E. School Road Juge J.S.R.

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

26/11/2020

Vijaya Homes (P) Ltd.

*Sudhir Kr Tiwary*  
Authorised Signator

26/11/2020

: 10 :

**NAME OF THE PURCHASER:**

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

(Represented by its Manager SUMIT KUMAR SINGH)



**RUKMANI PROPERTY PROJECT (P) LTD.**

*Sumit Kumar Singh*

**Authorised Signatory**

Signature and finger print of left hand of the purchasers.

*Kare*  
Advocate

26/11/2020



**OFFICE OF THE SUB REGISTRAR**

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

**District Name :- EastSinghbhum**

**State Name :- Jharkhand**

**Deed Endorsement**

**Token No :- 20200000101849**

<b>Deed Type</b>	Sale Deed
<b>Number of Pages</b>	104
<b>Fee Details</b>	<b>Stamp Duty :- Rs. 190000, PR :- Rs. 1, SP :- Rs. 1560, A1 :- Rs. 142500, LL :- Rs. 3,</b>
<b>Property No.</b>	1
<b>Valuation Details</b>	<b>Value :- Rs.2858731/- ,Transaction Amount :- Rs.4750000/-</b>
<b>Property Details</b>	<b>District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 1177(p),PLOT NO 1178(p),PLOT NO 1181(p), PLOT NO 1241(p), West: PLOT NO 1176(p),PLOT NO 1176(p),PLOT NO 1177(p), PLOT NO 1178(p), South: PLOT NO 1179(p),PLOT NO 1179(p),PLOT NO 1179(p), PLOT NO 1181(p), North: PLOT NO 1176(p),PLOT NO 1177(p),PLOT NO 1178(p), PLOT NO 1181(p) Khata Number - 16AND15Plot Number - 1176(p),1177(p),1178(p),1181(p)Volume Number - 4Page Number - 37 Area Of Land :- 16.53 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 :- 26-Nov-2020 Day :- Thursday Time :- 16:21:24 PM







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



Party Name	Document Type	Document Number
VIJAYA HOMES PVT LTD 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
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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	<b>VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY</b> Address1 - 2ND GAJRAJ MANSION BISTUPUR JAMSHEDPUR, Address2 - , , , 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:47			<i>Sudhir Kr Tiwary</i>
2	<b>RUKMANI PROPERTY PROJECT PRIVATE LIMITED REP BY SUMIT KUMAR SINGH</b> Address1 - 2ND FLOOR AASTHA TRADE CENDRE Q ROAD BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AAJCA2276J, Permission Case No.-	Yes	Sumit Kumar Singh Address:- , , , Gram Sadpur Post Sadpur Thana Dhoraiya, Sadpur, , Banka, 813110, , Bihar, India		PURCHASER Age:32			<i>Sumit Kumar Singh</i>

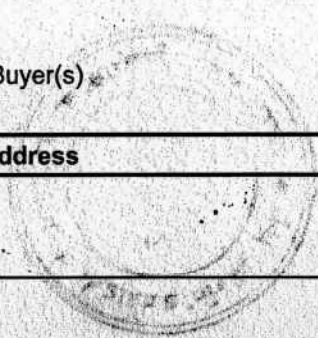
**Identification:**

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>RAMESH AGARWAL</b> S/o-D/o B L AGARWAL Address1 - KASHIDIH JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			<i>Ramesh Agarwal</i>

**Witness:**

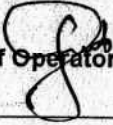
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JITEN KUMAR 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 LTD 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 (B L AGARWAL) resident of (KASHIDIH JAMSHEDPUR) and by occupation (Business).

Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 26-Nov-2020





## Pre Registration Docket

Date :- 26-11-2020 04:12 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20200000101849

Appoinment :- 26-Nov-2020 Time:- 13:0

Article	Sale Deed
Pre Registration Date	24-Nov-2020
No. Of Pages	52
Stamp Duty	190000
Paid Stamp Duty	0
Total Fees	₹ 1,44,064.

Property Id: **425887**

<b>Valuation No. : 565799 / 2020 :- 2020-2021</b>				<b>User Id : 3097</b>	<b>Date : 26-November-2020 16:11:PM</b>
<b>State : Jharkhand</b>		<b>District : EastSinghbhum</b>		<b>Tahsil : Jamshedpur</b>	
<b>Land Type : Census</b>		<b>Corporation :</b>		<b>Village/City : Hurlung</b>	
<b>Hurlung Urban(ct) - Other Road</b>				-	
<b>Khata Number - 16AND15</b>					
<b>Plot Number - 1176(p),1177(p),1178(p),1181(p)</b>					
<b>Volume Number - 4</b>					
<b>Page Number - 37</b>					
<b>Valuation Rule : Residential Land</b>					
<b>Property Details</b>					
1	Land area	16.53 Decimal			
<b>Calculation Details</b>					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 16.53 x 172942=2858731.26		₹28,58,731/-	
A	Total			₹28,58,731/-	
<b>Note : Final Valuation is Rounded to Next 100/-</b>					
<b>Total Valuation (A)</b>				₹28,58,800/-	
<b>Total Amount in Words : Twenty Eight Lakhs Fifty Eight Thousands Eight Hundred Rupees Only</b>					

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: PLOT NO 1177(p),PLOT NO 1178(p),PLOT NO 1181(p), PLOT NO 1241(p), West: PLOT NO 1176(p),PLOT NO 1176(p),PLOT NO 1177(p), PLOT NO 1178(p), South: PLOT NO 1179(p),PLOT NO 1179(p),PLOT NO 1179(p), PLOT NO 1181(p), North: PLOT NO 1176(p),PLOT NO 1177(p),PLOT NO 1178(p), PLOT NO 1181(p)
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Area	Land area : 16.53 Decimal
Other Description of the Property	Address - HURLUNG
Government/Market Value	2858731.26
Transaction Amount	4750000

SELLER	<b>-Mr. VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY, Address - 2ND GAJRAJ MANSION BISTUPUR JAMSHEDPUR- ,Father/Husband Name KASHINATH TIWARY , PAN No.- *****756H,Permission Case No.- , Aadhaar No. *****9679</b>
PURCHASER	<b>-Mr. RUKMANI PROPERTY PROJECT PRIVATE LIMITED REP BY SUMIT KUMAR SINGH, Address - 2ND FLOOR AASTHA TRADE CENDRE 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 KUMAR 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 - KASHIDIH JAMSHEDPUR-, Father/Husband Name-B L AGARWAL</b>
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Property Id:425887		
<b>Fee Rule:Sale Deed</b>		
1	Stamp Duty	1,90,000

1	SP	1,560
<b>Total</b>		<b>1,560</b>

Property Id:425887		
<b>Fee Rule:Sale Deed</b>		
1	PR	1
2	LL	3
3	A1	1,42,500
<b>Total</b>		<b>1,42,504</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: Sant Kumar Singh]*

**Vendee / Claimant**

*[Handwritten Signature: Sudhir Kr Tiwari]*

**Vendor / Executant**



Token No.: 20200000101849

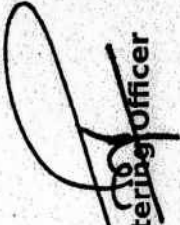
## CERTIFICATE

**Office of the District SRO - Jamshedpur**

This **Sale Deed** was presented before the registering officer on date **26-Nov-2020** by **VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY, S/O, D/O, W/O KASHINATH TIWARY** resident of 2ND GAJRAJ MANSION BISTUPUR JAMSHEDPUR ..

This deed was registered as Document No:- **2020/JSR/3488/BK1/3174** in Book No :- **BK1**, Volume No :- 632 from Page No :- 337 to 440 at, office of **District SRO - Jamshedpur**

Date:- **26-Nov-2020**

  
Registering Officer