



OK

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6a42222a510c24a194c7

Receipt Date : 21-Jul-2021 04:50:48 pm

Receipt Amount : 117640/-

Amount In Words : One Lakh Seventeen Thousands Six Hundred And Forty Rupees Only

Token Number : 20210000063174

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

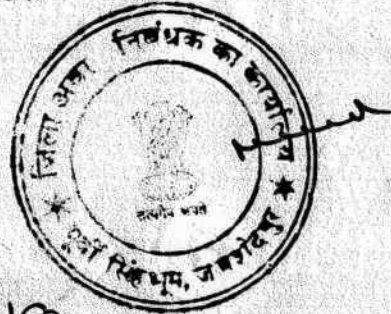
Payee Name : RUKMANI PROPERTY PROJECT PVT LTD
REP BY SUNDER SINGH (Vendee)

GRN Number : 2106566663



--: For Office Use :-

Debedee
का रसीद
11/7/21
3/1/21



2021/JSD/3430/BK1/3219

सुन्दर सिंह

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 पुनः मुद्रांक शुल्क की सेवा नहीं की गई है।

22/07/2021

2 Am
2940/00
2941/000

PS
Bansara

Star
117640



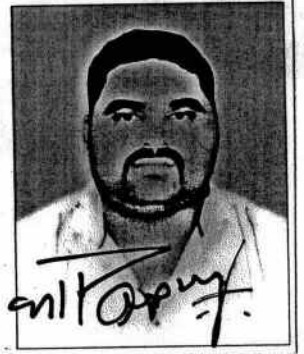
Pradyumn Gour
29/07/2021



वर्षाना जगता 226 साठ जगता
157 बुनिकानुमन (बिस्व) में
रुई नरी है



Pradyumn Gour
29/07/2021



नियम 21 के अधीन प्रस्ताव: भारतीय स्टाम्प-अधिकारिता
(इंस्ट्रुमेंट स्टाम्प ऐक्ट), 1908 की अनुसूची
1 या 1क, स०..... के अंतर्गत
बनाने वाले स्टाम्प-सहित (या स्टाम्प-रहित
के बिना) के स्टाम्प-अधिकारिता नहीं।

निबंधन-पदाधिकारी

जिला अवर निबन्धक

प्रस्तावित दस्तावेज में लेखकारी / पंजीकृत
काम में प्रमाणित किया जा चुका है।
जामशेदपुर कायदाकारी अधिनियम 1908
के धारा 4(1B) के अन्तर्गत नहीं है।

न्यूनतम मूल्यांकन सूची से
जीरा एवं सही पाया।

SALE DEED

Fee Only

This Sale deed is made on this the 22nd day of July 2021 at
Jamshedpur, by;

211 88230-0
HdH 300
Pks 100

1) PRADUYMNA GOUR (UID : 6342 7132 3336 and PAN : AYWPG1086E)
and 2) RAJESH GOUR (UID : 9709 9903 0953 and PAN : BKLPG8282J),
S/o Late Bhiku Gope, both by faith Hindu, both by caste Gour, Indian
Citizens, both by occupation Business, both residents of Moharda Basti,

29/7/2021
दस्तावेज जांचा

POP
22/07/2021

P.S. Birsanagar, Town Jamshedpur, District Singhbhum East hereinafter called the 'VENDOR / SELLER' (which expression shall unless excluded by and repugnant to the context must mean and include its/his legal heirs, successors, successor - in - office, nominees, legal representatives, administrators, executors and assigns) of the ONE PART.

TO AND IN FAVOUR OF

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED, 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. 29,41,000.00 (Rupees
Twenty Nine Lakhs Fourty One Thousand) only.

Prop
Rajesh Gope
22/07/2001

WHEREAS one Banmali Gope (since deceased) had purchased the land measuring an area 139 Decimals, recorded under khata no. 226, being plot nos. 157, 215, 229 and 237, of Mouza Hurlung, Thana no. 1201, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum from its previous lawful owner by the virtue of two registered sale deed bearing deed nos. 2938 dated 10-04-1970 and deed no. 6630 dated 26-09-1996.

AND WHEREAS after purchasing the said property the said Banmali Gope mutated his name in the government records vide mutation case no. 504/2000-2001 and also has been upto date ground rent.

AND WHEREAS Banmali Gope passed away leaving behind his three sons namely 1) Mitro Gour (since deceased), 2) Kunwar Gope and 3) Bhiku Gope (since deceased).

AND WHEREAS the said Mitro Gour passed away leaving behind his only son namely Naresh Gour and the said Bhiku Gope passed away leaving behind his two sons namely Pradyumna Gope and Rajesh Gope.

AND WHEREAS the said Kunwar Gope, Naresh Gour, Pradyumna Gope and Rajesh Gope amicably partitioned their lands and the land measuring an area 17 decimals, recorded under khata no. 226, being plot no. 157 (P), of Mouza Hurlung, Thana no. 1201, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum and morefully described in the Schedule hereunder written fell in the exclusive share of the said Pradyumna Gope and Rajesh Gope.

POP
F. 10/10/10
1202/10/10

AND WHEREAS the VENDOR is the absolute owner of the Schedule hereunder written 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. 29,41,000.00 (Rupees Twenty Nine Lakhs Fourty One 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.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum Rs. 29,41,000.00 (Rupees Twenty Nine Lakhs Fourty One Thousand) only received by the VENDOR and the receipt of the said entire consideration of Rs. 29,41,000.00 (Rupees Twenty Nine Lakhs Fourty One Thousand) only, the VENDOR doth hereby admit, acknowledge, acquit, release and discharge the PURCHASERS from making further payment thereof and the VENDOR doth hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASERS, the property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDOR to and upon the said property TO

RRC
Fajesh GORJE
22/07/2021

HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASERS absolutely and forever.

THE VENDOR DOETH 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.
3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the VENDOR shall discharge the same from and out of his own funds and keep the PURCHASER indemnified.
4. That the VENDOR hereby declare with the PURCHASER that the VENDOR have paid all the taxes, cess, rents and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the

Pop
Rajeshwar
22/07/2021

property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the PURCHASER shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the VENDOR.

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

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

2007
Rajendra Prasad
Sinha

MEMO OF CONSIDERATION

Mode of Payment : Amount (Rs.):
By Cheque : Rs. 29,41,000.00

(Rupees Twenty Nine Lakhs Fourty One Thousand) only

SCHEDULE

(description of the property hereby transferred)

In the District East Singhbhum, District Sub Registry office at Jamshedpur, Pargana Dhalbhum, in Mouza Hurlung, Halka No. V, P.S. Birsanagar, Thana No. 1201, recorded under New Khata No. 226,

Plot no.	Area	Boundary
157 (P)	17 DECIMALS	North : Plot no. 157 (P), 225
		South : Plot no. 157 (P)
		East : Plot no. 234
		West : Plot no. 235

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 Sinha
Mango. J.S.R

PPC
Rajesh Singh
22/07/2021

2. Chaganjod Singh, s/o, Karamjit Singh, R/o, H.No. 153,
Krishnapuri, Rd no. 1, Chulia, Ranchi.

Drafted by:

Harit Singh
ADVOCATE

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED

Rep by :- SUNDER SINGH



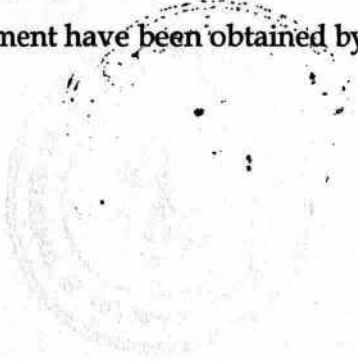
Harit Singh

Sunder Singh
22/07/2021



Signature and finger print of the purchaser.

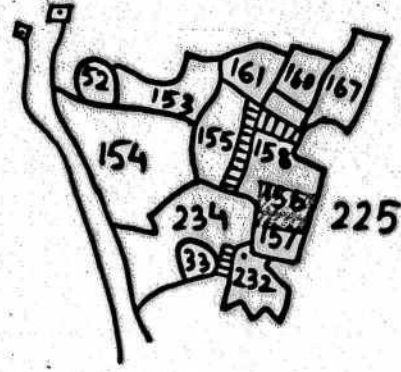
Certified that the finger prints of each person whose photograph have been
affixed in this document have been obtained by me / before me.




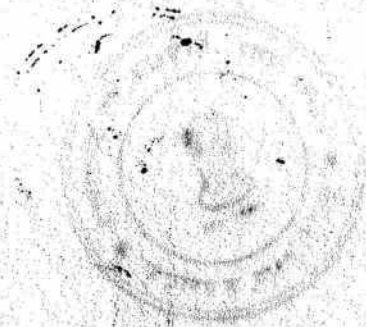
Harit Singh
ADVOCATE

नाम ग्राम- हुसुंग चादर न- 1
 थाना -घाटशिला
 थानान-1201
 तरफ - आसनबनी
 जिला -सिंहभूम
 पैमाना -16" = 1 मील
 सन 1960-61 ईस्वी

P. C.
 2/10/60 P.E.



Khata No.	Plot No.	Area	Boundary	Indication
226	157/P	17 Decimal (0.17 Acre)	N - Plot No. 157/P, 225 S - Plot No. 157/P E - Plot No. 234 W - Plot No. 225	 Red





Pre Registration Docket

Date :- 29-07-2021 07:20 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000063174

Appointment :- 31-Jul-2021 Time:- 14:55

Article	Sale Deed
Pre Registration Date	05-Jul-2021
No. Of Pages	26
Stamp Duty	117640
Paid Stamp Duty	0
Total Fees	₹ 89,014.

Property Id: 539410

Valuation No. : 748971 / 2021	:- 2021-2022	User Id : 3094	Date : 29-July-2021 19:31:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Hurlung	
Hurlung Urban(ct) - Other Road			
Khata Number - 226			
Plot Number - 157			
Volume Number - 2			
Page Number - 119			
Valuation Rule : Residential Land			
Property Details			
1	Land area	17 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 17 x 172942=2940014	₹29,40,014/-
A	Total		₹29,40,014/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹29,40,100/-
Total Amount in Words : Twenty Nine Lakhs Forty Thousands One Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 234, West: PLOT NO 235, South: PLOT NO 157(p), North: PLOT NO 157(p) 225
Area	Land area : 17.00 Decimal
Other Description of the Property	Address - HURLUNG
Government/Market Value	2940014

Transaction Amount	2941000
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SELLER	-Mr. PRADUYMNA GOUR, Address - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR- ,Father/Husband Name LATE BHIKU GOPE , PAN No.- *****086E,Permission Case No.- , Aadhaar No. *****3336
	-Mr. RAJESH GOUR, Address - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR- ,Father/Husband Name LATE BHIKU GOPE , PAN No.- *****282J,Permission Case No.- , Aadhaar No. *****0953
PURCHASER	-Ms. RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH, Address - OFFICE AT 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. CHARAN JEET SINGH , Address - H NO 153 KRISHNAPURI RD NO 1 CHUTIA RANCHI-, Father/Husband Name-KARNAIL SINGH
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Identifier Details	Mr. NIRANJAN KR SINGH , Address - H NO 07 RD NO 03 BAIKUNTHNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-LATE R P SINGH
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Fee Rule:Sale Deed		
1	Stamp Duty	1,17,640

1	SP	780
Total		780

Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	A1	88,230
Total		88,234

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





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रैयत का नाम, अभिभावक का नाम, रिश्ता

विहारी गोप, पिता-रीदायी गोप एक अंश, जाति-गोप, निवासी- निजग्राम

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

खेवट नम्बर 226 खाता नम्बर 226 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)
	155	? बिहार सरकार ? मुचीया	दौन-02 1	0 एकड़	26 डिसमील					1- कायमी
	156	? अज्ञात ? अज्ञात	मोटी आड़ 0	0 एकड़	6 डिसमील					1- कायमी
	157	? निज ? निज	दौन-02 2	0 एकड़	68 डिसमील					1- कायमी
	158	? अज्ञात ? अज्ञात	मोटी आड़ 0	0 एकड़	2 डिसमील					1- कायमी
	159	? निज ? निज	दौन-02 1	0 एकड़	5 डिसमील					1- कायमी
	215	? निज ? बिहार सरकार	दौन-02 1	0 एकड़	9 डिसमील					1- कायमी
226	229	? निज ? रास्ता	दौन-02 1	0 एकड़	36 डिसमील		3	0	34	1- कायमी
	230	? अज्ञात ? अज्ञात	मोटी आड़ 0	0 एकड़	5 डिसमील					1- कायमी
	132	? अज्ञात ? अज्ञात	मोटी आड़ 0	0 एकड़	2 डिसमील					1- कायमी
	237	? मुचीराम ? नाला	दौन-02 1	0 एकड़	26 डिसमील					1- कायमी
	309	? रास्ता ? गोविन्द	गोड़ा-02 1	0 एकड़	59 डिसमील					1- कायमी
	310	? अज्ञात ? अज्ञात	मकान 3	0 एकड़	7 डिसमील					1- कायमी
	380	? बिहार सरकार ? निज	दौन-03 1	0 एकड़	13 डिसमील					1- कायमी

खाता मे कुल प्लोट संख्या 13

खाता का कुल मिजान (खतियान के अनुसार) 2 64

खाता का कुल लगान 310 34

यह एक कंप्यूटर जनित प्रति है

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।

7/22/2021

7/22/2021



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 6, 2021

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	119										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	थालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-5	इस्टेट का नाम	झारखंड				
मौजा का नाम	हरलुंग	होलिंग संख्या	226/अन्दर	तौजी संख्या	0	थाना नम्बर	1201	खाता का प्रकार	रेयती				
श्री वनमाली गोप, पिता-अपि गोप, जाति- अज्ञात													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
226	157	0 ऐ 57 डि 0 हे	नामान्तरन मुकदमा संख्या 504/2000-01 के अंचल अधिकारी जमशेदपुर के आदेश अनुसार खाता खोला गया।						13.9	20.16			
226	229	0 ऐ 36 डि 0 हे											
226	237	0 ऐ 26 डि 0 हे											
226	215	0 ऐ 9 डि 0 हे											
	कुल परिमाण	0 ऐ 128 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
08-11-2018	0315004342	2000-2001	2018-2019	250.2	13.9	62.64	3.48	125.1	6.95	125.1	6.95	50.04	2.78

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

SI No	Case No	Halka	Khata No	Plot No	Applicant Name	Application Date	Status	View
8854	835 / 2020 - 2021	05	226	155	Neeta Tiwari	16/10/2020	Status Correction Slip generated	View
8854	835 / 2020 - 2021	05	226	157	Neeta Tiwari	16/10/2020	Status Correction Slip generated	View

List Of Case Status Details

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 करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करे।



गोप D'eshbhar
Online Office
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Token No.: 20210000063174

CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **31-Jul-2021** by **PRADUYMNA GOUR, S/O, D/O, W/O LATE BHIKU GOPE** resident of **MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR, .**
This deed was registered as Document No:- **2021/JSR/3439/BK1/3219** in Book No :- **BK1**, Volume No :- **640**
from Page No :- **153** to **204** at, office of **District SRO - Jamshedpur**

Date:- **31-Jul-2021**


Registering Officer