



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2c0b60270f82806b78f1

Receipt Date : 23-Aug-2021 11:38:30 am

Receipt Amount : 330000/-

Amount In Words : Three Lakh Thirty Thousands Rupees Only

Token Number : 20210000082068

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

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

GRN Number : 2107114221



--: For Office Use :-

Deface
के बिना
3/23/21



2021/TSR/ 3984/BR/ 3705

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।

इस रसीद के माध्यम से पूर्व के सभी प्रश्नों की विलंबता नहीं रहे है,

Alexander

23/08/2021

Naresingpur
23/08/2021

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. 82,50,000.00** (Rupees Eighty Two Lakhs Fifty Thousand) only.

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 10-07-1970 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.

Naresh Gour
23/08/2021

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 in an amicable family partition the land measuring an area 17 Decimals, recorded under khata no. 226, being plot no. 157 (P) of Mouza Hurlung, P.S. Biranagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule** hereunder written fell in the exclusive share of the said Naresh Gour i.e. the present **VENDOR**.

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.

AND WHEREAS 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. 82,50,000.00** (Rupees Eighty Two Lakhs Fifty Thousand) only and the **PURCHASER** herein has also agreed to purchase the same for the said price, and the **VENDOR** have also agreed to execute and register a proper Sale Deed in favour of the **PURCHASER** in respect of the **Schedule** hereunder property on the following terms and conditions.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

Nareesh Gowda
23/08/2021

THAT in consideration of a sum **Rs. 82,50,000.00** (Rupees Eighty Two Lakhs Fifty Thousand) only received by the **VENDOR** and the receipt of the said entire consideration of **Rs. 82,50,000.00** (Rupees Eighty Two Lakhs Fifty 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 HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASERS** absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. **That** the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDOR** or any person claiming through or under him.
2. **That** the **VENDOR** has 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.

Nareg
23/08/2021

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 declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, cess, rents and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the 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** has 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 mutae 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.

WITNESSES:

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

Plot no.	Area	Boundary
157 (P)	17 Dec.	North : Plot no. 157 (P)
		South : Plot no. 232
		East : Plot no. 234
		West : Plot no. 225

(description of the property hereby transferred)
In the District East Singhbhum, District Sub Registry office at Jamsheedpur, Pargana Dhalbhum, in Mouza Hurlung, Halka No. V, P.S. Birsanagar, Thana No. 1201, recorded under Khata No. 226,

SCHEDULE

(Rupees Eighty Two Lakhs Fifty Thousand) only

By Cheque	:	Rs. 82,50,000.00
Mode of Payment	:	Amount (Rs.):

MEMO OF CONSIDERATION

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.

Mansagar
23/08/2021

Narayan Gaur
23/08/2021

1. Niranjan K. Singh s/o Late Rajendra Pd. Singh mango.

2. Charanjit Singh, s/o. Kamran Singh, R/O. H.NO. 163, Rd no. 1 Anishapuri Chitra, Ramchi.

Drafted, read over and explained the contents of this sale deed to Executants / Vendors. Who found and admitted the same to be true and correct.

Hari Prasad
ADVOCATE

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED

Rep by :- SUNDER SINGH



Sunder Singh
23/08/2021



Signature and finger print of the purchaser.

Hari Prasad
Advocate
23/08/2021


N

नाम ग्राम- हुलुंग
थाना -घाटशिला
थाना न-1201
तरफ - आसनबनी
जिला -सिंहभूम
पैमाना -16'' = 1 मील
सन 1960-61 ईस्वी

S



Nareen-Good

संकेत 

खाता न.	प्लॉट न.	रकबा	चौहद्दी
226	157 (P)	17 Dec	उ - प्लॉट न. - 157 (P) द - प्लॉट न. - 232 पू - प्लॉट न. - 234 प - प्लॉट न. - 225





Pre Registration Docket

Date :- 23-08-2021 01:07 pm

Office Name :- District SRO - Jamshedpur

Token No:- 20210000082068

Appoinment :- 23-Aug-2021 Time:- 13:25

Article	Sale Deed
Pre Registration Date	07-Aug-2021
No. Of Pages	28
Stamp Duty	330000
Paid Stamp Duty	0
Total Fees	₹ 2,48,344.

Property Id: **566305**

Valuation No. : 771194 / 2021 :- 2021-2022 User Id : 3094 Date : 23-August-2021 13:01: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 190236=3234012	₹32,34,012/-
A	Total		₹32,34,012/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹32,34,100/-

Total Amount in Words : Thirty Two Lakhs Thirty Four Thousands One Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 234, West: PLOT NO 225, South: PLOT NO 232, North: PLOT NO 157(p)
Area	Land area : 17.00 Decimal
Other Description of the Property	Address - HURLUNG
Government/Market Value	3234012

Transaction Amount	8250000
--------------------	---------

SELLER	-Mr. NARESH GOUR, Address - 1 MURAKATI BASTI NEAR VIJAYA GARDENS PS BIRSANAGAR JAMSHEDPUR- ,Father/Husband Name LATE MITRO GOUR , PAN No.- *****920K,Permission Case No.- , Aadhaar No. *****9703
PURCHASER	-Ms. RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH, Address - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR- ,Father/Husband Name KAUSHAL KUMAR SINGH , PAN No.- *****276J,Permission Case No.- , Aadhaar No. *****0754

Witness Information	Mr. CHARANJEET SINGH , Address - H NO 153 KRISHNAPURI RD NO 1 CHUTIA RANCHI-, Father/Husband Name-KARNAIL SINGH
---------------------	--

Identifier Details	Mr. NIRANJAN KR SINGH , Address - BAIKUTHNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-LATE R P SINGH
--------------------	---

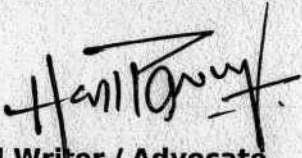
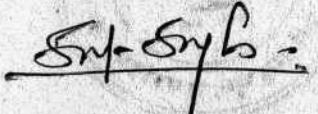
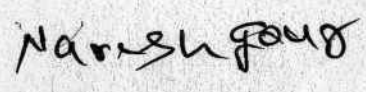
Fee Rule:Sale Deed		
1	Stamp Duty	3,30,000

1	SP	840
Total		840

Fee Rule:Sale Deed		
1	A1	2,47,500
2	LL	3
3	PR	1
Total		2,47,504

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

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

 Deed Writer / Advocate	 Vendee / Claimant	 Vendor / Executant
--	---	--



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

July 22, 2021

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	119										
जिला का नाम	पूर्वी सिंहभूम	अनुमंडल नाम	धालभूम	अंचल का नाम	जमशेदपुर	हलका का नाम	हल्का-5	इस्टेट का नाम	झारखंड				
मौजा का नाम	हरतुंग	होलिग संख्या	226/अन्दर	तौजी संख्या	0	थाना नम्बर	1201	खाता का प्रकार	---				
श्री वनमाली गोप, पिता-अपि गोप, जाति- अज्ञात													
खाता नम्बर	प्लोट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
226	157	0 ऐ 57 डि 0 हे	नामान्तन 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 Case Status Details

नक्शा देखें



← 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 करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Narengood

Online पंजी 8





झारखण्ड सरकार

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 का प्रकार रैयती

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
				कियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
	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		3 0 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।

8/6/2021

Online

Navin Gaur



Document Registration Summary 1

Date :-23-Aug-2021

- Government/Market Value: ₹3234100/-
- Transaction Amount: ₹8250000 /-
- Paid Stamp Duty: ₹330000 /-

Receipt : 521757

Receipt Date : 23-08-2021

Presenter Name: -

On Date 23-08-2021 Presented at District SRO - Jamshedpur
Signature of Presenter

Narender Kumar

District SRO - Jamshedpur

PR	₹1
SP	₹840
LL	₹3
A1	₹247500
Stamp Duty	₹330000


Total ₹578344

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	330000	330000	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107114221 DEPT Transaction Id : 2c0b60270f82806b78f1 Transaction Type :	330000
PR	1	1	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107113865 DEPT Transaction Id : d98cf987162edc26bbd1 Transaction Type :	1
SP	840	840	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107113865 DEPT Transaction Id : d98cf987162edc26bbd1 Transaction Type :	840

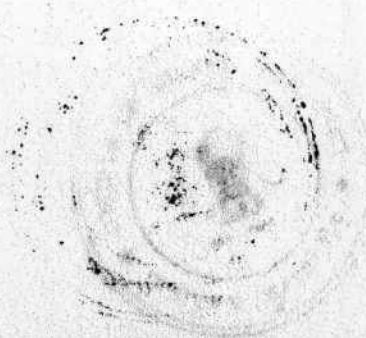
A1	247500	247500	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107113865 DEPT Transaction Id : d98cf987162edc26bbd1 Transaction Type :	247500
LL	3	3	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2107113865 DEPT Transaction Id : d98cf987162edc26bbd1 Transaction Type :	3
Sub Total	578344	578344	0				

Article : Sale Deed Number of Pages : 56


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

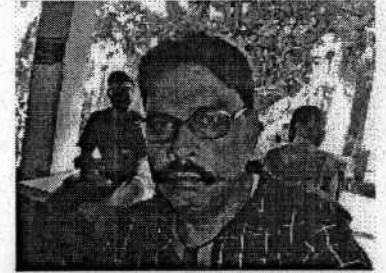
Deed Endorsement

Token No :- 20210000082068

Deed Type	Sale Deed
Number of Pages	56
Fee Details	Stamp Duty :- Rs. 330000, PR :- Rs. 1, SP :- Rs. 840, A1 :- Rs. 247500, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3234012/- ,Transaction Amount :- Rs.8250000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 234, West: PLOT NO 225, South: PLOT NO 232, North: PLOT NO 157(p) Khata Number - 226Plot Number - 157Volume Number - 2Page Number - 119 Area Of Land :- 17.00 Decimal

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

today dated :- 23-Aug-2021 Day :- Monday Time :- 16:00:09 PM







NARESH GOUR(Individual)



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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	NARESH GOUR Address1 - 1 MURAKATI BASTI NEAR VIJAYA GARDENS PS BIRSANAGAR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: APZPG9920K, Permission Case No.-	Yes	Naresh Gour Address:- 1, Near Vijaya Garden, Murakati Basti Birsanagar, JAMSHEDPUR, Luyabasa, , Purbi Singhbhum, 831008, , Jharkhand, India		SELLER Age:58			<i>Naresh Gour</i>
2	RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH Address1 - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: AAJCA2276J, Permission Case No.-	Yes	Sunder Singh Address:- H NO-16, , C H AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR, Kalimali, , East Singhbhum, 831001, , Jharkhand, India		PURCHASER Age:26			<i>Sunder Singh</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRANJAN KR SINGH S/o-D/o LATE R P SINGH Address1 - BAIKUTHNAGAR MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			<i>Niranjana</i>

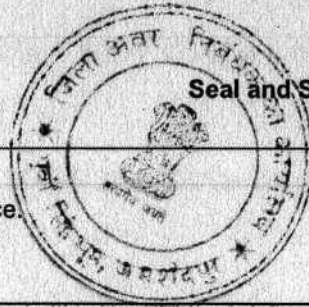
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHARANJEET SINGH Address1 - H NO 153 KRISHNAPURI RD NO 1 CHUTIA RANCHI, Address2 - , , , Jharkhand			



Signature of Operator




Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

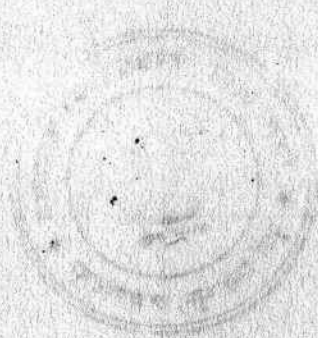
Above mentioned, (NARESH GOUR), has/have admitted the execution before me. He/ She/ They has / have been identified by (NIRANJAN KR SINGH) Son/Daughter/Wife of (LATE R P SINGH) resident of (BAIKUTHNAGAR MANGO JAMSHEDPUR) and by occupation (Business).




Signature of Registering Officer

Date:- 23-Aug-2021


Seal and Signature of Registering Officer



Token No.: 20210000082068

CERTIFICATE

Office of the District SRO - Jamsheedpur

This **Sale Deed** was presented before the registering officer on date **23-Aug-2021** by **NARESH GOUR, S/O, D/O, W/O LATE MITRO GOUR** resident of **1 MURAKATI BASTI NEAR VIJAYA GARDENS PS BIRSANAGAR JAMSHEDPUR .**

This deed was registered as Document No.: **2021/JSR/3984/BK1/3705** in Book No :- **BK1**, Volume No :- **728** from Page No :- **291** to **346** at, office of **District SRO - Jamsheedpur**

Date:- **23-Aug-2021**


Registering Officer