



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4480183e7982dff429e7

Receipt Date : 08-Sep-2021 02:08:53 pm

Receipt Amount : 800/-

Amount In Words : Eight Hundred Rupees Only

Token Number : 20210000096190

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

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

GRN Number : 2107416539



Deface कर
दिया
S

-: For Office Use :-



2021/SSR/4273/BK1/3966

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।

निसी प्रश्न की सेवा नहीं की गई है,

LP 2021
Sunder Singh

08/09/2021

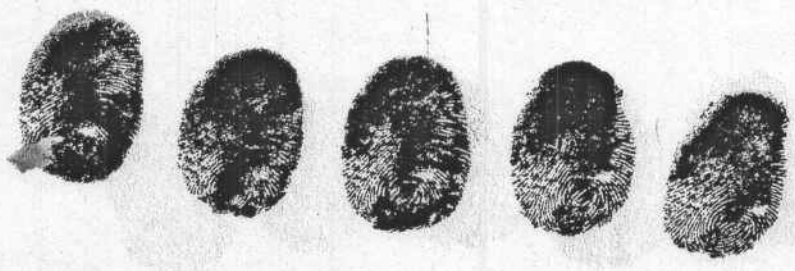
chug-109

Sale
1946200

PS
Birsanagar

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बका नं 226 का
नं 237 प्रतिकूल
कर के दई नई
8/9/2021



8/9/2021
न्यूनतम मूल्यांकन सूची से
जाँचा एंव सही पाया।

नियम 21 के अधीन प्राचा: भारतीय स्टाम्प-अधिनियम
(इंडियन स्टाम्प ऐक्ट), 1899 की अनुसूची
1 का एक, नं. 23 के अधीन
बधायत स्टाम-अहित (वा स्टाम्प-शुल्क
से विमुक्त का स्टाम्प-शुल्क अपेक्षित नहीं)।

जिला अवर निबन्धक

इकाधारित दस्तावेज में लेखकारी / प्रिंटर
जाति के... अधिकारी की गई है।
छोटानागपुर कोषकारी अधिनियम 1906
की धारा 44(B) के अन्तर्गत नहीं है।

LT of Kunwar Gope
by the Pen of

SALE DEED

निबन्धन-पदाधिकारी

8/9/2021

08/9/2021

This Sale deed is made on this the 08th day of September 2021 at
Jamshedpur, by;

KUNWAR GOPE (UID : 3675 1420 0251 and PAN : ABFPG2967A), son of
Late Banmali Gope, by faith Hindu, by caste Gope, by occupation service,
Indian Citizen, by occupation Business, residents of Murakati Basti, 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.

Kunwar Gope

M/1 148386

K.L.R - 300

P.R. - 100

8/9/2021
दस्तावेज जाँचा



L11 of Kunwar Gope by
the Pen of
08/9/2024

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.

<u>NATURE OF DEED</u>	:	SALE DEED
<u>ACTUAL CONSIDERATION MONEY</u>	:	Rs. 45,00,000.00 (Rupees Fourty Five Lakhs) only.
Govt. Value	:	Rs. 49,46,200.00

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.



LIT of Kunwar Gope by the
Pen of
08/10/20

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 in an amicable family partition the land measuring an area 26 Decimals, recorded under khata no. 226, being plot no. 237 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 Kunwar Gope 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 their certain family commitment and business needs and has decided to sell the **Schedule** hereunder for a sum of Rs. 45,00,000.00 (Rupees Fourty Five



LT1 of Anwar Gope by
the pen of
08/9/2018

Lakhs) 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. 45,00,000.00** (Rupees Fourty Five Lakhs) only received by the **VENDOR** and the receipt of the said entire consideration of **Rs. 45,00,000.00** (Rupees Fourty Five Lakhs) 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.



L11 of Kunwar Gope by
the Per of
08/09/2021

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.

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.



LT of Kumar Gopeby
the per of
08/12/2021

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**.

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	:	<u>Amount (Rs.):</u>
<u>By Cheque</u>	:	Rs. 45,00,000.00

(Rupees Fourty Five Lakhs) 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 Khata No. 226,



L1 of Kanwar Gopeby
the Pen of
08/9/2021

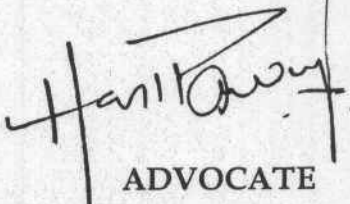
Plot no.	Area	Boundary
237	26 Dec.	North : Plot no. 234
		South : Nala
		East : Plot no. 230, 235, 236
		West : Nala

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

WITNESSES:

1. Niranjan Kr. Singh S/o Late Rajendra Pd. Singh m. TJR
2. Charanjit Singh, s/o, Kamranil Singh, R/o. No. 153, Rd. no. 1, Kandiaprosi, Chutia, Ranchi

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.


ADVOCATE



L11 of Rukmani Property Project
Pen of
08/06/2021

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED

Rep by :- SUNDER SINGH



Handwritten initials or mark.

Handwritten text: Smp -



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.

Handwritten signature of an advocate and the word "ADVOCATE" printed below it.

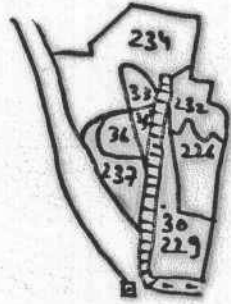


Rajesh P. Madhukar
Kumhar Gope

17 & Kumhar Gope



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



संकेत 

खाता न.	प्लॉट न.	रकवा	चौहद्दी
226	237	0.26 एकड़	उ - प्लॉट न. - 234 द - नाला पू - प्लॉट न. - 230, 235, 236 प - नाला





OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

State Name :- Jharkhand

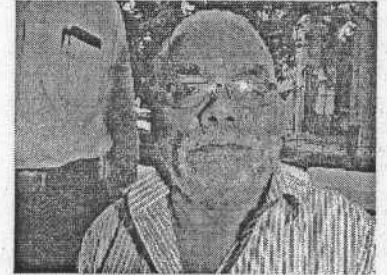
Deed Endorsement

Token No :- 20210000096190

Deed Type	Sale Deed
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 197848, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 148386, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.4946136/- ,Transaction Amount :- Rs.4500000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 230 235 236, West: NALA, South: NALA, North: PLOT NO 234 Khata Number - 226Plot Number - 237Volume Number - 2Page Number - 119 Area Of Land :- 26.00 Decimal

Sh./Smt.KUNWAR GOPE s/o/d/o/w/o LATE BANMALI GOPE has presented the document for registration in this office

today dated :- 08-Sep-2021 Day :- Wednesday Time :- 17:23:50 PM






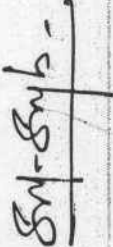


KUNWAR GOPE(Individual)

Party Name	Document Type	Document Number
KUNWAR GOPE	PAN/UID	ABFPG2967A



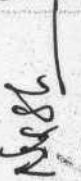
Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	KUNWAR GOPE Address1 - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.: ABFPG2967A, Permission Case No.-	Yes	Kunwar Gope Address:- , MURAKATI BASTI, , PO - LOHABASA, jamshedpur, , Purbi Singhbhum, 831008, , Jharkhand, India		SELLER Age:70			
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			

Signature of Kunwar Gope

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRANJAN KUMAR SINGH S/o-D/o RAJENDRA PRASAD SINGH Address1 - H NO 7 RD NO 3 BAIKUNTHA NAGAR MANGO NEAR MANGO GURUDWARA JAMSHEDPUR EAST SINGHBHUM, 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	CHARANJEET SINGH Address1 - H NO 153 RD NO 1 KRISHNAPUR CHUTIA RANCHI - Address2 - ... Jharkhand			


Signature of Operator





Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (KUNWAR GOPE), has/have admitted the execution before me. He/ She/ They has / have been identified by (NIRANJAN KUMAR SINGH) Son/Daughter/Wife of (RAJENDRA PRASAD SINGH) resident of (H NO 7 RD NO 3 BAIKUNTHA NAGAR MANGO NEAR MANGO GURUDWARA JAMSHEDPUR EAST SINGHBHUM) and by occupation (Service).




Signature of Registering Officer

Date:- 08-Sep-2021


Seal and Signature of Registering Officer



Government/Market Value	4946136
Transaction Amount	4500000

SELLER	- Mr. KUNWAR GOPE, Address - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR- ,Father/Husband Name LATE BANMALI GOPE , PAN No.- *****967A,Permission Case No.- , Aadhaar No. *****0251
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 RD NO 1 KRISHNAPUR CHUTIA RANCHI-, Father/Husband Name-KARNAIL SINGH
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Identifier Details	Mr. NIRANJAN KUMAR SINGH , Address - H NO 7 RD NO 3 BAIKUNTHA NAGAR MANGO NEAR MANGO GURUDWARA JAMSHEDPUR EAST SINGHBHUM-, Father/Husband Name- RAJENDRA PRASAD SINGH
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Fee Rule:Sale Deed		
1	Stamp Duty	1,97,848

1	SP	780
Total		780

Fee Rule:Sale Deed		
1	A1	1,48,386
2	LL	3
3	PR	1
Total		1,48,390

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

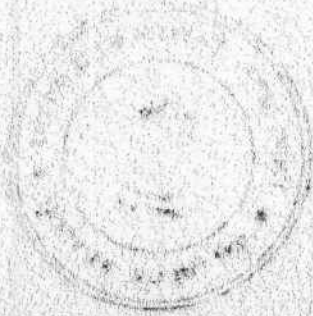
Syl - Syl -

Vendee / Claimant



Vendor / Executant

*LT & of
Kamran
Gupte*



Token No.: 20210000096190

CERTIFICATE

Office of the District SRO - Jamsshedpur

This **Sale Deed** was presented before the registering officer on date **08-Sep-2021** by **KUNWAR GOPE, S/O, D/O, W/O LATE BANMALI GOPE** resident of MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR ..
This deed was registered as Document No.: **2021/JSR/4273/BK1/3966** in Book No. :- **BK1, Volume No :- 781**
from Page No. :- 391 to 442 at, office of **District SRO - Jamsshedpur**

Date:- **08-Sep-2021**


Registering Officer