



OK

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : aa22e9b9ab51f5c9366c

Receipt Date : 20-Sep-2021 10:49:17 am

Receipt Amount : 132000/-

Amount In Words : One Lakh Thirty Two Thousands Rupees Only

Token Number : 20210000099633

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

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

GRN Number : 2107577720



--: For Office Use :-

Defence
20/9/21
[Signature]



2021/JSR/4466/BK1/4136

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 में किसी प्रकार की सेवा नहीं ली गई है,

Rajesh Groff

[Signature]
20/09/2021

RPZ
Rajesh kumar
20/09/2021

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. 33,00,000.00 (Rupees

Thirty Three Lakhs) only.


Rajesh Gope
20/09/2021

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.

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 17.34 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.

20/09/2021
Rajesh Kumar
Raj

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. 33,00,000.00** (Rupees Thirty Three 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. 33,00,000.00** (Rupees Thirty Three Lakhs) only received by the **VENDOR** and the receipt of the said entire consideration of **Rs. 33,00,000.00** (Rupees Thirty Three 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.

ROP
Rajesh K. R. P.
20/09/2021

**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 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

Raj
Rajesh K. P. B.
20/09/2021

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**.

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	:	<u>Amount (Rs.):</u>
<u>By Cheque</u>	:	Rs. 33,00,000.00

(Rupees Thirty Three Lakhs) only

POPC

20/09/2021

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)	17.34 DECIMALS	North : Plot no. 157 (P)
		South : Plot no. 232
		East : Plot no. 234
		West : Plot no. 225

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. Mirsanjam Kr. Singh, Sp. Luse, Rajendra Pd. Singh Maj. J. S. R.
2. Chaganjeet Singh, Sp. Karmal Singh, R/o, H.No. 153, Kishinapur, Ad. No. 1, Chukra, Ranchi.

Drafted by:

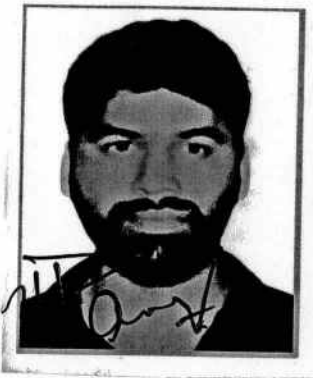
H. M. Singh
ADVOCATE

Rep
20/09/2021
Sunder Singh
20/9/2021

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED

Rep by :- SUNDER SINGH



Sunder Singh
20/09/2021



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.

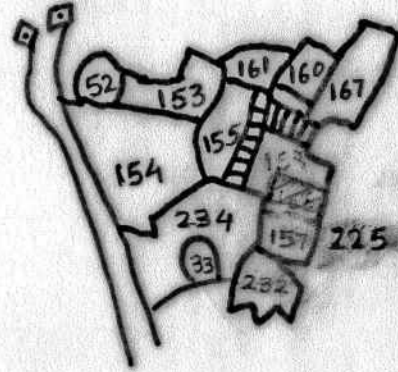
Harit Singh
ADVOCATE


Rejan

N

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

S



संकेत 

खाता न.	प्लॉट न.	रकबा	चौहद्दी
226	157 (P)	17.34 दिसिमिल	उ - प्लॉट न. -157(P) द - प्लॉट न. -232 पू - प्लॉट न. -234 प - प्लॉट न. -225

ROP

P. K. Singh





OFFICE OF THE SUB REGISTRAR
Office Name :- District SRO - Jamshedpur
District Name :- EastSinghbhum
State Name :- Jharkhand

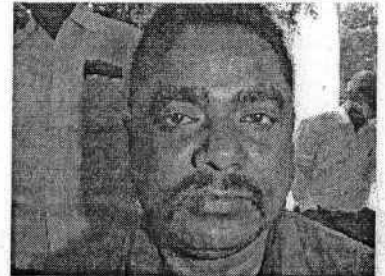
Deed Endorsement

Token No :- 2021000099633

Deed Type	Sale Deed
Number of Pages	64
Fee Details	Stamp Duty :- Rs. 132000, PR :- Rs. 1, SP :- Rs. 960, A1 :- Rs. 99000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3298692/- ,Transaction Amount :- Rs.3300000/-
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 :- 17.34 Decimal

Sh./Smt.**PRADUYMNA GOPE** s/o/d/o/w/o **LATE BHIKU GOPE** has presented the document for registration in this office

today dated :- **20-Sep-2021** Day :- **Monday** Time :- **15:26:43 PM**









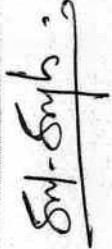


PRADUYMNA GOPE(Individual)

Party Name	Document Type	Document Number
PRADUYMNA GOPE	PAN/UID	AYWPG1086E




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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1	PRADUYMNA GOPE Address1 - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR, Address2 ,,, Jharkhand PAN No.: AYWPG1086E,Permission Case No.-	Yes	Pradyumna Gope Address:- , Near Vijaya Garden, Murakati Basti Birsanagar, JAMSHEDPUR, Luyabasa, , Purbi Singhbhum, 831008, , Jharkhand, India	SELLER Age:40	 	
2	RAJESH GOPE Address1 - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR, Address2 ,,, Jharkhand PAN No.: BKLPG8282J,Permission Case No.-	Yes	Rajesh Gope Address:- , Near Vijaya Garden, Murakati Basti Birsanagar, JAMSHEDPUR, Luyabasa, , Purbi Singhbhum, 831008, , Jharkhand, India	SELLER Age:36	 	
3	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:27	 	

Identification:

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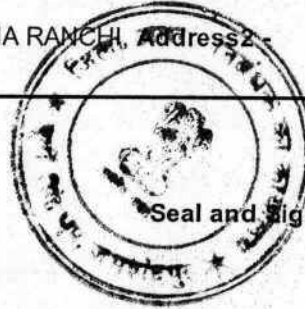
1	NIRANJAN KR SINGH S/o-D/o LATE R P SINGH Address1 - BAIKUTHNAGAR MANGO JAMSHEDPUR, Address2 - , , , Jharkhand PAN No.:			
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Witness:

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, (**RAJESH GOPE , PRADUYMNA GOPE**), 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 (**Service**)



Signature of Registering Officer

Date:- 20-Sep-2021

Seal and Signature of Registering Officer





Pre Registration Docket

Date :- 20-09-2021 01:44 pm

Office Name :- District SRO - Jamshedpur
Token No:- 20210000099633

Appoinment :- 20-Sep-2021 Time:- 14:5

Article	Sale Deed
Pre Registration Date	15-Sep-2021
No. Of Pages	32
Stamp Duty	132000
Paid Stamp Duty	0
Total Fees	₹ 99,964.

Property Id: **591668**

Valuation No. : 793047 / 2021	:- 2021-2022	User Id : 3094	Date : 20-September-2021 13:19: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	17.34 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 17.34 x 190236=3298692.24	₹32,98,692/-
A	Total		₹32,98,692/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹32,98,700/-
Total Amount in Words : Thirty Two Lakhs Ninety Eight Thousands Seven 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 : 17.34 Decimal
Other Description of the Property	Address - HURLUNG

Government/Market Value	3298692.24
Transaction Amount	3300000

SELLER	-Mr. RAJESH GOPE, Address - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR- ,Father/Husband Name LATE BHIKUI GOPE , PAN No.- *****282J,Permission Case No.- , Aadhaar No. *****0953
	-Mr. PRADUYMNA GOPE, Address - MOHARDA BASTI PS BIRSANAGAR JAMSHEDPUR- ,Father/Husband Name LATE BHIKU GOPE , PAN No.- *****086E,Permission Case No.- , Aadhaar No. *****3336
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 K K 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
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Identifier Details	Mr. NIRANJAN KR SINGH , Address - BAIKUTHNAGAR MANGO JAMSHEDPUR-, Father/Husband Name-LATE R P SINGH
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Fee Rule:Sale Deed		
1	Stamp Duty	1,32,000

1	SP	960
Total		960

Fee Rule:Sale Deed		
1	A1	99,000
2	LL	3
3	PR	1
Total		99,004

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

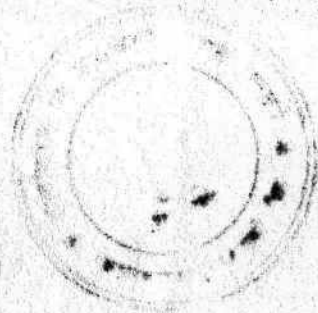
Handwritten signature

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Token No.: 20210000099633

CERTIFICATE

Office of the District SRO - Jamsheedpur

This **Sale Deed** was presented before the registering officer on date **20-Sep-2021** by **PRADUYMNA GOPE**, 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/4466/BK1/4136** in Book No :- **BK1**, Volume No :- **818** from Page No :- **1** to **64** at, office of **District SRO - Jamsheedpur**

Date:- **20-Sep-2021**


Registering Officer



OK

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d612b0cc674516803b55

Receipt Date : 08-Sep-2021 11:59:00 am

Receipt Amount : 197148/-

Amount In Words : One Lakh Ninety Seven Thousands One Hundred And Forty Eight 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 : 2107410791



-: For Office Use :-

Deface on 8
21/9/21



2021/JSR/4273/BKT/3966

Syl-Syph

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।

के किसी प्रकार की सेवा नहीं की गई है।

LTA of Kumar Geop
08/09/2021