



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0ec6aad9a4cff8a2215d

Receipt Date : 09-Jan-2024 04:24:34 pm

Receipt Amount : 628000/-

Amount In Words : Six Lakh Twenty Eight Thousands Rupees Only

Token Number : 202400002648

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

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

GRN Number : 2400123217



:- For Office Use :-



2024/JSR/87/BK1/76

Handwritten signature/initials

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।

शशोहर गौप
09/01/2024

दुशासन गौप
09/01/2024

दुशोधर गोप
बुधोदर गोप
09/01/2024

2) SHASHODHAR GOPE (PAN : AWXPG 0220F and UID : xxxx xxxx 6854), both sons of Late Mukund Gope, both by faith Hindu, both by category General, Indian nationals, both by occupation Service, R/o Moharda Basti, Near Mansa Mandir, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, hereinafter referred to as 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 (PAN : AAJCA2276J), 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, by category General, Indian Citizen, by occupation Business, resident of 16, Circuit House Area (East), P.O and P.S Bistupur, Town Jamshedpur, District East Singhbhum, hereinafter referred to as 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

दुशशान गौप
मार्कण्डे गौप
09/01/2014

ACTUAL CONSIDERATION MONEY : Rs. 1,57,00,000.00 (Rupees
One Crore Fifty Seven Lakhs) only.

WHEREAS the entire lands under khata no. 120 and 121, of Mouza Hurlung, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum, was entered and recorded in the joint names of Jogeshwar Gour, Markande Gour, Kalipado Gour, Kasera Gour, Mathura Gour and Thakura Gour in the last survey settlement operation.

AND WHEREAS the said Markande Gour passed away leaving behind his only son namely Mukund Gope, who upon the death of his father inherited the entire property belonging to him.

AND WHEREAS the said Mukund Gope passed away leaving behind his three sons namely 1) Dushashan Gope, 2) Shashodhar Gope and 3) Dipak Gope (since deceased), who inherited the entire share of his father namely Mukund Gope and their grandfather namely Markande Gour being his only legal heir and successor.

AND WHEREAS during the life time of the aforesaid raiyats and or their legal heirs and successors they had amicably partitioned their lands and amongst other lands land measuring an area 75 Decimals, recorded under khata no. 120 and 121 being plot no. 251, 254, 1159, 250 and 1161 situated in Mouza Hurlung, Thana no. 1201, P.S. Birsanagar, Town Jamshedpur, District East Singhbhum and morefully described in the **Schedule**

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शशोधर गोप
09/01/2024

hereunder written fell in the exclusive share of the said Dushashan Gope and Shashodhar Gope i.e. the **VENDOR**.

AND WHEREAS the present **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. 1,57,00,000.00** (Rupees One Crore Fifty Seven 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. 1,57,00,000.00** (Rupees One Crore Fifty Seven Lakhs) only received by the **VENDOR** and the receipt of the said entire consideration of **Rs. 1,57,00,000.00** (Rupees One Crore Fifty Seven 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

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09/10/2014

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 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.

द्वारा
09/01/2024

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 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**.

५११२१०२११२५
 ५११२१०२११२५
 ०९/०१/२०२५

MEMO OF CONSIDERATION

Mode of Payment : Amount (Rs.):
By Cheque / Transfer / RTGS : Rs. 1,57,00,000.00
 (Rupees One Crore Fifty Seven Lakhs) only

SCHEDULE

(description of the property hereby transferred)

MOUZA HURLUNG, Thana no. 1201, P.S. Birsanagar, Town Jamshedpur,
 District Sub Registry office at Jamshedpur, District East Singhbhum,

Khata no.	Plot no.	Area	Boundary
120	251	3 Dec.	N : Plot no. 251
✓	✓		S : Plot no. 1161
			E : Plot no. 249
			W : Plot no. 254
120	254	4.5 Dec.	N : Plot no. 254
✓	✓		S : Plot no. 1161
			E : Plot no. 1152
			W : Plot no. 249
120	1159	5 Dec.	N : Plot no. 252
✓	✓		S : Plot no. 249
			E : Plot no. 251
			W : Plot no. 245
120	250	0.5 Dec	N : Portion of Plot no. 250

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 वापुष्टर गौप
 09/01/2024

			S : Portion of Plot no. 250
			E : Portion of Plot no. 250
			W : Portion of Plot no. 250
120	1162	14 Dec.	N : Plot no. 249
	✓		S : Plot no. 1158 and 1159
			E : Plot no. 1161
			W : Plot no. 1163
121	1161	48 Dec.	N : Plot no. 249, 251 and 254
	✓		S : Plot no. 1158, 1159 and 1160
			E : Plot no. 1152
			W : Plot no. 1162 and 1163
TOTAL		75 DECIMALS	

Annual Ground rent payable to the Government of Jharkhand through the Circle office, Jamshedpur.

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. Migration no Sush. State to Refender Pd-Surya
 मयुजि.स.

गौरी लाल
पॉलिटेक्निक
ग्रेड/10/60

2. Charanjit Singh, old resident Supt, also
IA no. 183 (with suspension) Ed. no. 1
Chakra, Ramnagar

Drafted by:

[Signature]
ADVOCATE

NAME OF THE PURCHASER

M/S RUKMANI PROPERTY PROJECT PRIVATE LIMITED,
being represented by its director **SUNDER SINGH**



Sunder Singh
09/10/60

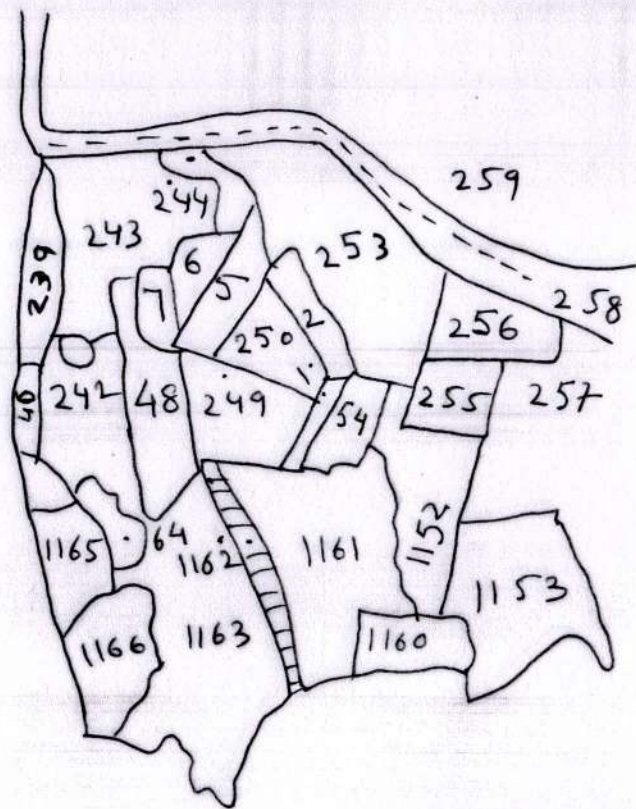


Signature and finger prints of the purchaser.

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

[Signature]
ADVOCATE

N
 मौजा हुरलुंग थाना घाटशिला थाना न०१२०१ चादर सं०१
 पैमाना - १६" = १ मील सन - १९६०-६१ ई०



गौप्य
 गाँव नगरपालिका

Land Marked On :

Khata No.	Plot No.	Area	Boundary
120	251	3Dec	N - Plot No.251 S - Plot No.1161 E - Plot No.249 W - Plot No.254
	254	4.5Dec	N - Plot No.254 S - Plot No.1161 E - Plot No.1152 W - Plot No.249
	1159	5Dec	N - Plot No.252 S - Plot No.249 E - Plot No.251 W - Plot No.245
	250	0.5Dec	N - Plot No.250P S - Plot No.250P E - Plot No.250P W - Plot No.250P
	1162	14Dec	N - Plot No.249 S - Plot No.1158&1159 E - Plot No.1161 W - Plot No.1163
	121	1161	48Dec
	Total	75Dec	





Pre Registration Docket

Date :- 09-01-2024 04:19 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202400002648

Appoinment :- 09-Jan-2024 Time:- 10:5

Article	Sale Deed
Pre Registration Date	08-Jan-2024
No. Of Pages	53
Stamp Duty	628000
Paid Stamp Duty	0
Total Fees	₹ 4,72,597.

Property Id: **1136905**

Valuation No. : 1545661 / 2024	:- 2023-2024	Date : 09-January-2024 16:17:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Hurlung	
Hurlung Urban(ct) - Other Road		-	
Khata Number - 120			
Plot Number - 251			
Volume Number - 1			
Page Number - 130			
Property Rates			
Residential Land (Y)			
₹209260/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3 x 209260=627780	₹6,27,780/-
A	Total		₹6,27,780/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹6,27,800/-
Total Amount in Words : Six Lakh Twenty Seven Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 249, West: PLOT NO 254, South: PLOT NO 1161, North: PLOT NO 251
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Area	Land area : 3.00 Decimal
Other Description of the Property	Address - HURLUNG, Pin Code - 831017
Government/Market Value	627780
Transaction Amount	15700000

Property Id: **1136906**

Valuation No. : 1545662 / 2024	:- 2023-2024	Date : 09-January-2024 16:17:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Hurlung	
Hurlung Urban(ct) - Other Road		-	
Khata Number - 120			
Plot Number - 254			
Volume Number - 1			
Page Number - 130			
Property Rates			
Residential Land (Y)			
₹209260/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	4.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.5 x 209260=941670	₹9,41,670/-
A	Total		₹9,41,670/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹9,41,700/-
Total Amount in Words : Nine Lakh Forty One Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1152, West: PLOT NO 249, South: PLOT NO 1161, North: PLOT NO 254
Area	Land area : 4.50 Decimal
Other Description of the Property	Address - HURLUNG, Pin Code - 831017
Government/Market Value	941670
Transaction Amount	-

Property Id: **1136909**

Valuation No. : 1545663 / 2024	:- 2023-2024	Date : 09-January-2024 16:18:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur

Land Type : Census		Corporation :		Village/City : Hurlung	
Hurlung Urban(ct) - Other Road				-	
Khata Number - 120					
Plot Number - 1159					
Volume Number - 1					
Page Number - 130					
Property Rates					
Residential Land (Y)					
₹209260/- Decimal					
Valuation Rule : Residential Land					
Property Details					
1	Land area			5 Decimal	
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 5 x 209260=1046300		₹10,46,300/-	
A	Total			₹10,46,300/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹10,46,300/-	
Total Amount in Words : Ten Lakhs Forty Six Thousands Three Hundred Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 251, West: PLOT NO 245, South: PLOT NO 249, North: PLOT NO 252
Area	Land area : 5.00 Decimal
Other Description of the Property	Address - HURLUNG, Pin Code - 831017
Government/Market Value	1046300
Transaction Amount	-

Property Id: **1136916**

Valuation No. : 1545666 / 2024		:- 2023-2024		Date : 09-January-2024 16:20:PM	
State : Jharkhand		District : EastSinghbhum		Tahsil : Jamshedpur	
Land Type : Census		Corporation :		Village/City : Hurlung	
Hurlung Urban(ct) - Other Road				-	
Khata Number - 120					
Volume Number - 1					
Page Number - 130					
Plot Number - 250					
Property Rates					
Residential Land (Y)					
₹209260/- Decimal					
Valuation Rule : Residential Land					

Property Details			
1	Land area	0.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 0.5 x 209260=104630	₹1,04,630/-
A	Total		₹1,04,630/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,04,700/-
Total Amount in Words : One Lakh Four Thousand Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PORTION OF PLOT NO 250, West: PORTION OF PLOT NO 250, South: PORTION OF PLOT NO 250, North: PORTION OF PLOT NO 250
Area	Land area : 0.50 Decimal
Other Description of the Property	Address - HURLUNG, Pin Code - 831017
Government/Market Value	104630
Transaction Amount	-

Property Id: **1136919**

Valuation No. : 1545675 / 2024	:- 2023-2024	Date : 09-January-2024 16:44:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Hurlung	
Hurlung Urban(ct) - Other Road		-	
Plot Number - 1162			
Volume Number - 1			
Page Number - 130			
Khata Number - 120			
Property Rates			
Residential Land (Y)			
₹209260/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	14 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 14 x 209260=2929640	₹29,29,640/-
A	Total		₹29,29,640/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹29,29,700/-

Total Amount in Words : Twenty Nine Lakhs Twenty Nine Thousands Seven Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1161, West: PLOT NO 1163, South: PLOT NO 1158 AND 1159, North: PLOT NO 249
Area	Land area : 14.00 Decimal
Other Description of the Property	Address - HURLUNG, Pin Code - 831017
Government/Market Value	2929640
Transaction Amount	-

Property Id: **1137943**

Valuation No. : 1545670 / 2024	:- 2023-2024	Date : 09-January-2024 16:26:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Census	Corporation :	Village/City : Hurlung	
Hurlung Urban(ct) - Other Road		-	
Khata Number - 121			
Plot Number - 1161			
Volume Number - 1			
Page Number - 131			
Property Rates			
Residential Land (Y)			
₹209260/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	48 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 48 x 209260=10044480	₹1,00,44,480/-
A	Total		₹1,00,44,480/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,00,44,500/-
Total Amount in Words : One Crore Forty Four Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 1152, West: PLOT NO 1162 AND 1163, South: PLOT NO 1158,1159 AND 1160, North: PLOT NO 249,251 AND 254
Area	Land area : 48.00 Decimal
Other Description of the Property	Address - HURLUNG, Pin Code - 831017
Government/Market Value	10044480

Transaction Amount	-
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SELLER	- Mr. DUSHASHAN GOPE , , Father/Husband Name LATE MUKUND GOPE , PAN No.- *****705H Date Of Birth- 20-Feb-1970, Permission Case No.- , Aadhaar No. *****7791, Country-INDIA , State Name- Jharkhand, District Name- EAST SINGHBHUM, City/Village/Town Name- JAMSHEDPUR, Locality- BIRSANAGAR, Address - MOHARDA BASTI NEAR MANSA MANDIR PS BIRSANAGAR JAMSHEDPUR, Pin Code- 831017
	- Mr. SHASHODHAR GOPE , , Father/Husband Name LATE MUKUND GOPE , PAN No.- *****220F Date Of Birth- 10-Feb-1980, Permission Case No.- , Aadhaar No. *****6854, Country-INDIA , State Name- Jharkhand, District Name- EAST SINGHBHUM, City/Village/Town Name- JAMSHEDPUR, Locality- BIRSANAGAR, Address - MOHARDA BASTI NEAR MANSA MANDIR PS BIRSANAGAR JAMSHEDPUR, Pin Code- 831017
PURCHASER	- Ms. RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH , , Father/Husband Name K K SINGH , PAN No.- *****276J Date Of Birth- 21-Sep-1994, Permission Case No.- , Aadhaar No. *****0754, Country-INDIA , State Name- Jharkhand, District Name- EAST SINGHBHUM, City/Village/Town Name- JAMSHEDPUR, Locality- BISTUPUR, Address - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR, Pin Code- 831001

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 KUMAR SINGH , Address - RD NO 3 H NO 7 BAIKUTHNAGAR MANGO JAMSHEDPUR-, Father/Husband Name- LATE R P SINGH
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Fee Rule:Sale Deed		
1	Stamp Duty	6,28,000

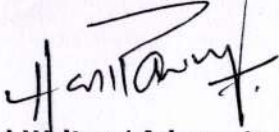
1	SP	1,590
Total		1,590

Fee Rule:Sale Deed		
1	A1	4,71,000
2	LL	5
3	PR	2
Total		4,71,007

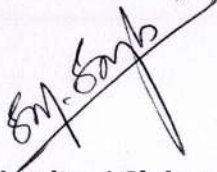
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All the entries made, have been verified by me and are found same as the entries of the document presented.

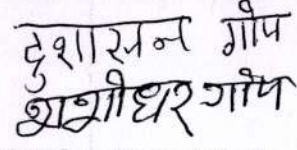
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant

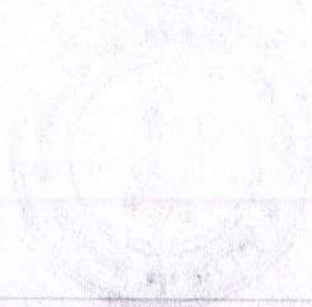


Vendor / Executant

Transaction Success! Please Note Your Transaction Id.

Name	RukmaniPropertyProjectPvtLtdRepBySunderSingh
Token No / Depositor ID	202400002648
Amount	473000
Transaction ID	a29e5a1d1733a0a41688
GRN	2400123124
CIN	10002162024010913805
Time	2024-01-09 16:20:08

दुशासन गीत





Document Registration Summary 1

Date :-09-Jan-2024

- Government/Market Value: ₹15694700/-
- Transaction Amount: ₹15700000 /-
- Paid Stamp Duty: ₹628000 /-

Receipt : 958196

Receipt Date : 09-01-2024

Presenter Name: -

On Date 09-01-2024 Presented at District SRO - Jamshedpur
Signature of Presenter

रुक्मणि प्रॉपर्टी प्रोजेक्ट प्राइवेट लिमिटेड
District SRO - Jamshedpur

PR ₹2
SP ₹1590
LL ₹408
A1 ₹471000
Stamp Duty ₹628000

Total ₹1101000

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	628000	628000	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2400123217 DEPT Transaction Id : 0ec6aad9a4cff8a2215d Transaction Type :	628000
PR	2	2	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2400123124 DEPT Transaction Id : a29e5a1d1733a0a41688 Transaction Type :	2
SP	1590	1590	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2400123124 DEPT Transaction Id : a29e5a1d1733a0a41688 Transaction Type :	1590
A1	471000	471000	0	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2400123124 DEPT Transaction Id : a29e5a1d1733a0a41688 Transaction Type :	471000

LL	5	408	-403	GRAS	RukmaniPropertyProjectPvtLtdRepBySunderSingh	GRN Number : 2400123124 DEPT Transaction Id : a29e5a1d1733a0a41688 Transaction Type :	408
Sub Total	1100597	1101000	-403				

Article : Sale Deed Number of Pages : 106

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer

29/01/24



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

Deed Endorsement

Token No :- 202400002648

Deed Type	Sale Deed
Number of Pages	106
Fee Details	Stamp Duty :- Rs. 628000, PR :- Rs. 2, SP :- Rs. 1590, A1 :- Rs. 471000, LL :- Rs. 5,
Property No.	1
Valuation Details	Value :- Rs.627780/- ,Transaction Amount :- Rs.15700000/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 249, West: PLOT NO 254, South: PLOT NO 1161, North: PLOT NO 251 Khata Number - 120Plot Number - 251Volume Number - 1Page Number - 130 Area Of Land :- 3.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.941670/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 1152, West: PLOT NO 249, South: PLOT NO 1161, North: PLOT NO 254 Khata Number - 120Plot Number - 254Volume Number - 1Page Number - 130 Area Of Land :- 4.50 Decimal
Property No.	3
Valuation Details	Value :- Rs.1046300/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 251, West: PLOT NO 245, South: PLOT NO 249, North: PLOT NO 252 Khata Number - 120Plot Number - 1159Volume Number - 1Page Number - 130 Area Of Land :- 5.00 Decimal
Property No.	4
Valuation Details	Value :- Rs.104630/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PORTION OF PLOT NO 250, West: PORTION OF PLOT NO 250, South: PORTION OF PLOT NO 250, North: PORTION OF PLOT NO 250 Khata Number - 120Volume Number - 1Page Number - 130Plot Number - 250 Area Of Land :- 0.50 Decimal
Property No.	5
Valuation Details	Value :- Rs.2929640/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct) Property Boundaries :- East: PLOT NO 1161, West: PLOT NO 1163, South: PLOT NO 1158 AND 1159, North: PLOT NO 249 Plot Number - 1162Volume Number - 1Page Number - 130Khata Number - 120 Area Of Land :- 14.00 Decimal
Property No.	6
Valuation Details	Value :- Rs.10044480/- ,Transaction Amount :- Rs.0/-

Property Details	District :- EastSinghbhum , Tehsil :- Jamshedpur , Village Name :- Hurlung Location :- Other Road, Hurlung Urban(ct)
	Property Boundaries :- East: PLOT NO 1152, West: PLOT NO 1162 AND 1163, South: PLOT NO 1158,1159 AND 1160, North: PLOT NO 249,251 AND 254
	Khata Number - 121Plot Number - 1161Volume Number - 1Page Number - 131
	Area Of Land :- 48.00 Decimal




Sh./Smt.DUSHASHAN GOPE s/o/d/o/w/o LATE MUKUND GOPE has presented the document for registration in this office today dated :- 09-Jan-2024 Day :- Tuesday Time :- 17:55:10 PM






DUSHASHAN GOPE(Individual)

Party Name	Document Type	Document Number
DUSHASHAN GOPE	PAN/UID	AREPG8705H

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	DUSHASHAN GOPE Address1 - MOHARDA BASTI NEAR MANSA MANDIR PS BIRSANAGAR JAMSHEDPUR, Address2 - BIRSANAGAR , , , Jharkhand PAN No.: AREPG8705H,Permission Case No.-	Yes	Dushashan Gope Address:- Moharda, Near Mansha Mandir, , , Luyabasa, Golmuri, East Singhbhum, 831008, Luabasa, Jharkhand, India		SELLER Age:53			
2	SHASHODHAR GOPE Address1 - MOHARDA BASTI NEAR MANSA MANDIR PS BIRSANAGAR JAMSHEDPUR, Address2 - BIRSANAGAR , , , Jharkhand PAN No.: AWXPG0220F,Permission Case No.-	Yes	Shashodhar Gope Address:- , Near Mansa Mandir, Moharda Basti, Birsanagar, PO- Lohabasa, JAMSHEDPUR, , Purbi Singhbhum, 831008, , Jharkhand, India		SELLER Age:43			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
3	RUKMANI PROPERTY PROJECT PVT LTD REP BY SUNDER SINGH Address1 - OFFICE AT 2ND FLOOR AASTHA TRADE CENTER Q ROAD BISTUPUR JAMSHEDPUR, Address2 - BISTUPUR , , , Jharkhand PAN No.: AAJCA2276J, Permission Case No.-	Yes	Sunder Singh Address:- H NO-16, , C H AREA, ROAD NO-9, BISTUPUR, JAMSHEDPUR, Kalimali, Golmuri, East Singhbhum, 831001, Jamshedpur, Jharkhand, India		PURCHASER Age:29			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRANJAN KUMAR SINGH S/o-D/o LATE R P SINGH Address1 - RD NO 3 H NO 7 BAIKUTHNAGAR MANGO JAMSHEDPUR, 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 KRISHNAPURI RD NO 1 CHUTIA BANCHI, Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (DUSHASHAN GOPE , SHASHODHAR GOPE), has/have admitted the execution before me. He/ She/ They has / have been identified by (NIRANJAN KUMAR SINGH) Son/Daughter/Wife of (LATE R P SINGH) resident of (RD NO 3 H NO 7 BAIKUTHNAGAR MANGO JAMSHEDPUR) and by occupation (Business).

Signature of Registering Officer

Date:- 09-Jan-2024



Seal and Signature of Registering Officer

39/01/24

Token No.: 202400002648

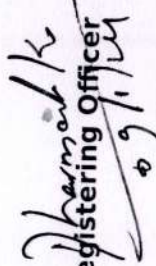
CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **09-Jan-2024** by **DUSHASHAN GOPE**, S/O, D/O, W/O **LATE MUKUND GOPE** resident of MOHARDA BASTI NEAR MANSA MANDIR PS BIRSANAGAR JAMSHEDPUR, BIRSANAGAR.

This deed was registered as Document No:- **2024/JSR/87/BK1/76** in Book No :- **BK1**, Volume No :- 14 from Page No :- 389 to 494 at, office of **District SRO - Jamshedpur**

Date:- **09-Jan-2024**


Registering Officer